

Property Information:

Location: 10700 Highway 92

Current Zoning: DT-GC Total Acreage: 10.23

Tax Map #: 15 N 18 Parcel #: 22 Future Development Map Designation: T4 Neighborhood Living

Adjacent Zonings: North DT-GC & GC South PUD East GC West DT-GC

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

- 1) Rezone the subject property from DT-GC to GC without the downtown requirements.
- 2) Variations: (a) LDO 7.930 - Vary the architectural standards to allow for proposed architecture that does not include 80% brick; (b) LDO 7.760 - Parking Standards - Allow for 200 parking spaces for the combined office and warehouse; (c) a variance from Woodstock LDO Sec. 7.601 and 7.928 buffer standards to reduce the eastern buffer between commercial zonings from 40 feet to a 10 foot replanted buffer; and (d) a variance from Woodstock LDO Sec. 7.929 to waive the Streetscape until development occurs on Stonecroft Lane.

Proposed Use(s) of Property:

Combined office and warehouse.

Infrastructure Information:

Is water available to this site? Yes No Jurisdiction: Woodstock

How is sewage from this site to be managed?
City of Woodstock

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	

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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? N/A trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome		9.57	
220	Apartment		6.63	
<ul style="list-style-type: none"> 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. 				

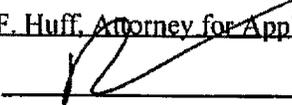
Authorization:

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, Parks F. Huff, 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 21 day of October, 2014.

Print Name Parks F. Huff, Attorney for Applicant.

Applicant Signature 

APPLICANT RESPONSE STATEMENT ANNEXATIONS AND REZONINGS

1) Explain the intent of the requested zoning.

The applicant proposes to rezone the property from DT-GC to GC without the Downtown requirements.

2) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The surrounding properties are not developed to the DT standards and removing the property from the DT classification will allow it to develop in a manner consistent with surrounding properties.

3) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

The proposed zoning will not adversely affect the use or usability of surrounding properties. The applicant will provide appropriate buffers to nearby residential properties.

4) Whether the property to be affected by a proposed zoning has a reasonable economic use as currently zoned.

The DT requirements lessen the usability of the property making it economically challenged.

5) Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The proposed use will positively affect schools by providing a tax base without adding students. Any traffic added to the area will be mitigated by following the requests of the city's staff on providing improvements to the access as needed.

6) Whether the proposed zoning is in conformity with the policy and interest of the land use plan.

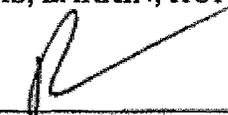
The land use plan supports the proposed use on Highway 92 especially considering this is a relocation of an existing business located across 92 from the subject property.

- 7) **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approved or disapproval of the proposed zoning.**

The Highway 92 corridor is matured into a mixture of retail and commercial businesses that support the surrounding population with jobs and access to retail items.

Respectfully submitted this 21st day of October, 2014.

SAMS, LARKIN, HUFF & BALLI, LLP

By: 

PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010

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AMENDED APPLICANT RESPONSE STATEMENT VARIANCES

1) Explain requested variance.

- a. LDO 7.930 – Vary the architectural standards to allow for proposed architecture that does not include 80% brick.
- b. LDO 7.760 - Parking Standards – Allow for 200 parking spaces for the combined office and warehouse.
- c. LDO 7.601 and 7.928 Buffer Standards – Reduce the buffer requirement between commercial developments from forty (40) feet to a ten (10) foot replanted on the eastern property line.
- d. LDO Sec. 7.929 – Streetscape – Waive compliance with the streetscape requirements on Stonecroft Lane until development occurs on Stonecroft Lane.

2) There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.

- (a) The office and warehouse will have a variation of high quality materials but will not have 80% of the façade as brick. The size of the building does not lend itself to a uniform material and using a variation of materials will be more aesthetically pleasing.
- (b) The parking standards do not account for the type of use proposed by the applicant wherein parking for service trucks and personal vehicles have to be provided on site.
- (c) The commercial against commercial buffer requirement in the Parkway Overlay is not needed because of the grade differential between this property and the adjacent property to the east. Additionally, most of the eastern property line is adjacent to a detention pond.
- (d) The proposed development does not touch Stonecroft Lane. Compliance with the streetscape standards should wait until development on this road occurs.

3) The application on these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

- (a) The size of the property does create a building mass that would look aesthetically dull if it was required to be mostly one material.

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- (b) The proposed use is not anticipated in the city's parking standards.
- (c) The buffer against commercial zoned property would not help either property and would not create an aesthetic view from Highway 92 because the area in question is below the grade of the road.
- (d) The streetscape will not serve any purpose and could be detrimental to the existing mature vegetation.

4) Such conditions are peculiar to the particular piece of property involved.

The subject property and the proposed use is unique in the size and configuration. The streetscape will not be needed until the property on Stonecroft is developed. The buffer between commercial developments is not needed because the properties are already separated by a grade differential.

5) A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.

Surrounding the subject property and east and west along Highway 92 are numerous other buildings that are architecturally similar to the proposed development with parking ratios that are sized for their specific use. Additionally, the buffer against commercial property is not consistently followed on Highway 92. Lastly, properties that have not developed do not create the streetscape.

6) Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.

All the requested variances relate either to the existing development condition of the subject property or having a comprehensive architectural renderings that are aesthetically pleasing. The zoning ordinance does not intend to needlessly create wide buffers between commercial properties that aren't need aseptically or to install a streetscape prior to development of the property.

7) Special circumstances or conditions applying to the building or land or building and land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity.

The subject property and the proposed use are unique to the subject property and the proposed use. The parking ratio is needed to provide adequate parking for the proposed use. The architecture variance is to break up the building with different material so it has more visual interest. The buffer variance is to reduce a buffer that does not benefit the public or the adjacent property owner. There is no need to install a streetscape until the property is developed.

- 8) **Granting of the application is necessary for the preservation and enjoyment of a property right and not merely as a convenience to the applicant.**

The applicant has a right to develop and use the subject property in a manner that respects the surrounding properties and does not deny it a right that is enjoyed by others. The variances achieve this right without impacting the general public or adjacent property owners.

- 9) **The condition from which relief or a variance is sought did not result from willful action by the applicant.**

The applicant requests variances for a proposed development and the variances are not the result of the actions of the applicant.

- 10) **Authorizing the variance will not impair adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.**

None of the requested variances will negatively impact neighboring property owners or the public at large. The variances will not impact the public's health safety or welfare in any way.

Respectfully submitted this 13th day of November, 2014.

SAMS, LARKIN, HUFF & BALLI, LLP

By: 

PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010

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CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE REZONING

1.

My name is Dan Joyce. I am the secretary, assistant secretary or other officer to whom the operating agreement or Articles and Bylaws have delegated the responsibility for authenticating records of the company RH&A Properties, LLC, (the "Applicant"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's application to obtain a rezoning regarding certain real property located in City of Woodstock, Georgia.

2.

In accordance with the requirements for completing a City of Woodstock Rezoning Application, I hereby attest on behalf of the Applicant that I have reviewed the Rezoning Application and related documents which are being filed simultaneously therewith by the Applicant (the "Application") to which this Certificate is attached and hereby certify:

- (a) That the signature affixed to the Application is in fact the signature of the Applicant or a true facsimile thereof; and
- (b) That the officer or other representative of the Applicant who executed the Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Applicant, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Application and the filing of the Application by the Applicant is with the express permission of the Property Owner Company.

RH&A PROPERTIES I, LLC

_____ [SEAL]

By: Dan Joyce
Its: President

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CONFLICT OF INTEREST CERTIFICATION

The undersigned below, making application for a zone change has complied with the O.C.G.A. § 36-67A, et. Seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interests, campaign contributions, and penalties for violating O.C.G.A.

Signature of Applicant: Dan Jude Date: 10-21-14

Print Name: RH&A Properties I, LLC

By: Dan Jude

Its: President

Signature of Applicant's Attorney: N/A Date: _____

Print Name: _____ Title: _____

Sworn to and Subscribed before me this: 21st day of October, 2014.

Notary Signature: Torie Ragdale

(Notary Seal)

**TORIE RAGSDALE
NOTARY PUBLIC
CHEROKEE COUNTY
State of Georgia
My Commission Expires June 18, 2018**

DISCLOSURE STATEMENT

Nothing in Chapter 36 of OCGA shall be construed to prohibit a local government official from voting on a zoning decision when the local government is adopting a zoning ordinance for the first time or when a local government is voting upon a revision of the zoning ordinance initiated by the local government pursuant to a comprehensive plan as defined in Chapter 70 of this title.

No, I have not made any campaign contribution to City Officials voting on this application exceeding \$250 in the past two years.

Yes, I have made campaign contributions to City Officials voting on this application exceeding \$250 in the past two years.

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

Signature of Applicant: Dan Jape Date: 10-21-14

Print Name: RH&A Properties I, LLC

By: Dan Jape

Its: President

Sworn to and Subscribed before me this: 21st day of October, 20 14.

Notary Signature: Torie Ragdale

(Notary Seal)

TORIE RAGSDALE NOTARY PUBLIC CHEROKEE COUNTY <i>State of Georgia</i> My Commission Expires June 18, 2018
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CONFLICT OF INTEREST CERTIFICATION

The undersigned below, making application for a zone change has complied with the O.C.G.A. § 36-67A, et. Seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interests, campaign contributions, and penalties for violating O.C.G.A.

Signature of Applicant: _____ Date: _____

Print Name: _____

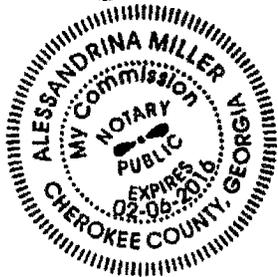
Signature of Applicant's Attorney:  Date: 10-21-14

Print Name: Parks F. Huff, Esq. Title: Attorney for Applicant

Sworn to and Subscribed before me this: 21st day of October, 20 14.

Notary Signature: 

(Notary Seal)



CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE REZONING

1.

My name is William Brooks. I am the secretary, assistant secretary or other officer to whom the operating agreement or Articles and Bylaws have delegated the responsibility for authenticating records of the company Brooks Family Ltd. Partnership (the "Property Owner Company"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to Reliable Heating & Air's (the "Applicant") application to rezone certain real property located in City of Woodstock, Georgia.

2.

In accordance with the requirements for completing a City of Woodstock Rezoning Application, I hereby attest on behalf of the Property Owner Company that I have reviewed the Rezoning Application and related documents which are being filed simultaneously therewith by the Applicant (collectively, the "Application") to which this Certificate is attached and hereby certify:

- (a) That the signature affixed to the Application is in fact the signature of the Property Owner Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Property Owner Company who executed the Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Property Owner Company, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Application and the filing of the Application by the Applicant is with the express permission of the Property Owner Company.

Brooks Family Ltd. Partnership:

By: William Brooks (SEAL)

General PARTNER
Title

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CONFLICT OF INTEREST CERTIFICATION

The undersigned below, making application for a zone change has complied with the O.C.G.A. § 36-67A, et. Seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interests, campaign contributions, and penalties for violating O.C.G.A.

Titleholder
Signature of Applicant: William Brooks Date: 10/20/14

Print Name: Brooks Family Ltd. Partnership

By: William Brooks

Its: GENERAL PARTNER

Signature of Applicant's Attorney: N/A Date: _____

Print Name: _____ Title: _____

Sworn to and Subscribed before me this: _____ day of _____, 20_____.

Notary Signature: _____

(Notary Seal)

DISCLOSURE STATEMENT

Nothing in Chapter 36 of OCGA shall be construed to prohibit a local government official from voting on a zoning decision when the local government is adopting a zoning ordinance for the first time or when a local government is voting upon a revision of the zoning ordinance initiated by the local government pursuant to a comprehensive plan as defined in Chapter 70 of this title.

No, I have not made any campaign contribution to City Officials voting on this application exceeding \$250 in the past two years.

Yes, I have made campaign contributions to City Officials voting on this application exceeding \$250 in the past two years.

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

Titleholder
Signature of Applicant: William Brooks Date: 10/20/14

Print Name: Brooks Family Ltd. Partnership

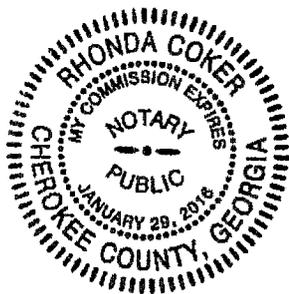
By: William Brooks

Its: General Partner

Sworn to and Subscribed before me this: 20 day of October, 2014.

Notary Signature: Rhonda Coker

(Notary Seal)



AUTHORIZATION OF PROPERTY OWNER

I, William Brooks, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Cherokee County/City of Woodstock, Georgia.

He/She authorizes the person named below to act as applicant in the pursuit of a request for:

- Annexation
- Rezoning
- Variance
- Conditional Use Permit
- Comprehensive Plan Amendment
- Other: _____

I hereby authorize the staff of the City of Woodstock, Department of Planning and Economic Development to inspect the premises which are subject of the application.

Applicant's Information:

Name: Reliable Heating & Air

Address: 11075 Highway 92 Phone: 770-594-9969

City, State, Zip: Woodstock, GA 30188 Fax: _____

Signature of Owner: William Brooks Date: 10/20/14

Print Name: Brooks Family Ltd. Partnership

By: William Brooks

Its: General PARTNER

Sworn to and Subscribed before me this: 20 day of October, 20 14

Notary Signature: Rhonda Coker



PROPERTY TAX VERIFICATION

The undersigned below is authorized to make this application. The undersigned certifies that all City Taxes/ Cherokee County property taxes, billed to date for the parcel listed below have been paid in full the Tax Official of the City of Woodstock, Georgia. In no case shall an application or reapplication for rezoning be processed without such property verification.

*Note: A separate verification form must be completed for each tax parcel included in rezoning request.

Tax Map #: 15 N 18 Parcel #: 022

Signature of Applicant: William Brooks Date: 10/20/14

Print Name: Brooks Family Ltd. Partnership
By: William Brooks
Its: General PARTNER

<p>TAX OFFICIAL USE ONLY:</p> <p>Payment of all property taxes billed to date for the above referenced parcel have been verified as paid current and confirmed by the signature below.</p> <p>Signature of Tax Official: _____ Date: _____</p> <p>Title: _____</p>

936001 48

STANDARD WARRANTY DEED



STATE OF GEORGIA,

CHEROKEE County

THIS INDENTURE, made this 27th day of December
in the year of our Lord One Thousand Nine Hundred and Ninety

between RUBY H. BROOKS
of the State of Georgia and County of Cherokee of the first part
and BROOKS FAMILY LIMITED PARTNERSHIP, a Limited Partnership
of the State of Georgia and County of Cherokee of the Second part

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN (\$10.00) - DOLLARS and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, its heirs and assigns, all that tract or parcel of land lying and being in Land Lots 1168 and 1209 of the 15th District, 2nd Section of Cherokee County, Georgia, and being more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

Georgia Cherokee County
27 Dec 1990
2:30 PM
Annette Fleming

CHEROKEE COUNTY, GA
REAL ESTATE TRANSFER TAX
PAID 7.00
DATE 12-27-90
Annette Fleming
CLERK OF SUPERIOR COURT

3/3 Carol B. Chastaw
pd 7.00

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of the said party of the second part, its heirs and assigns, forever, IN FEE SIMPLE

And the said party of the first, for her heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said party of the second part, its heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set her hand and affixed her seal, the day and year above written.

Signed, sealed and delivered in the presence of
Linda Swartz
Witness

M. F. McDaniel
Notary Public



Ruby H. Brooks (Seal)
RUBY H. BROOKS

(Seal)

(Seal)

EXHIBIT A

All that tract or parcel of land lying and being in Land Lots 1209 and 1168 of the 15th District, 2nd Section of Cherokee County, Georgia, consisting of 29.69 acres, and being shown as Tract 1 on that certain plat of survey of Adams-Sims & Associates, Inc., dated March 3, 1988, last revised 1/17/90, recorded in Plat Book 40, Page 14, in the Office of the Clerk of the Superior Court of Cherokee County, Georgia, being a part of the property conveyed by a Deed recorded in Deed Book 834, Page 438, in said Clerk's Office.

COPY

NOV 17 2014
CLERK OF SUPERIOR COURT OF CHEROKEE COUNTY

See 12-28-90

Legal Description

All that tract of parcel of land lying and being in Land Lot 1209 of the 15th District, 2nd Section of Cherokee County, City of Woodstock, Georgia, and being more particularly described as follows:

Find the true point of beginning, being at an iron pin found at the southeast intersection of State Route Highway 92 and Stone Croft Lane, having a 60 foot right-of-way, and running thence south 89 degrees 7 minutes 13 seconds east a distance of 915.79 feet to an iron pin; thence traveling south 01 degrees 57 minutes 42 seconds east a distance of 345.05 feet to an iron pin; thence traveling south 85 degrees 40 minutes 35 seconds west a distance of 239.95 feet; thence traveling south 58 degrees 19 minutes 6 seconds west a distance of 247.13 feet; thence traveling south 83 degrees 46 minutes 10 seconds west a distance of 519.64 feet to an iron pin located on the western right-of-way of Stone Croft Lane; thence traveling along the western right-of-way Stone Croft Lane north 0 degree 52 minutes 41 seconds east a distance of 528.71 feet to an iron pin; thence traveling north 41 degrees 28 minutes 46 seconds east a distance of 46.10 feet to an iron pin being the point of beginning.

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Future Land Use Map
 Public Hearing Application for RH&A Properties 1, LLC



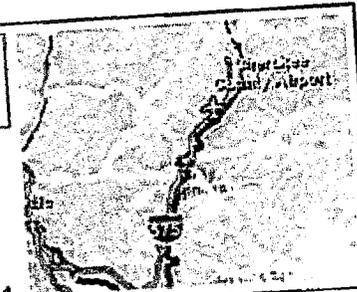
Legend

- Railroads
 - Major Roads
 - Streets
 - Lakes & Streams
 - County Boundary
 - Lakes
 - Parcels
- Character Areas**
- T1 - Natural Preserve
 - T2 - Estate Living
 - T3 - Suburban Living
 - T4 - Neighborhood Living
 - T4 - Neighborhood Village Center
 - T5 - Urban Village
 - T6 - Urban Core
- Special Districts**
- CVC - Community Village Center
 - RAC - Regional Activity Center
 - WPC - Workplace Center
 - TOD - Transit Oriented Development

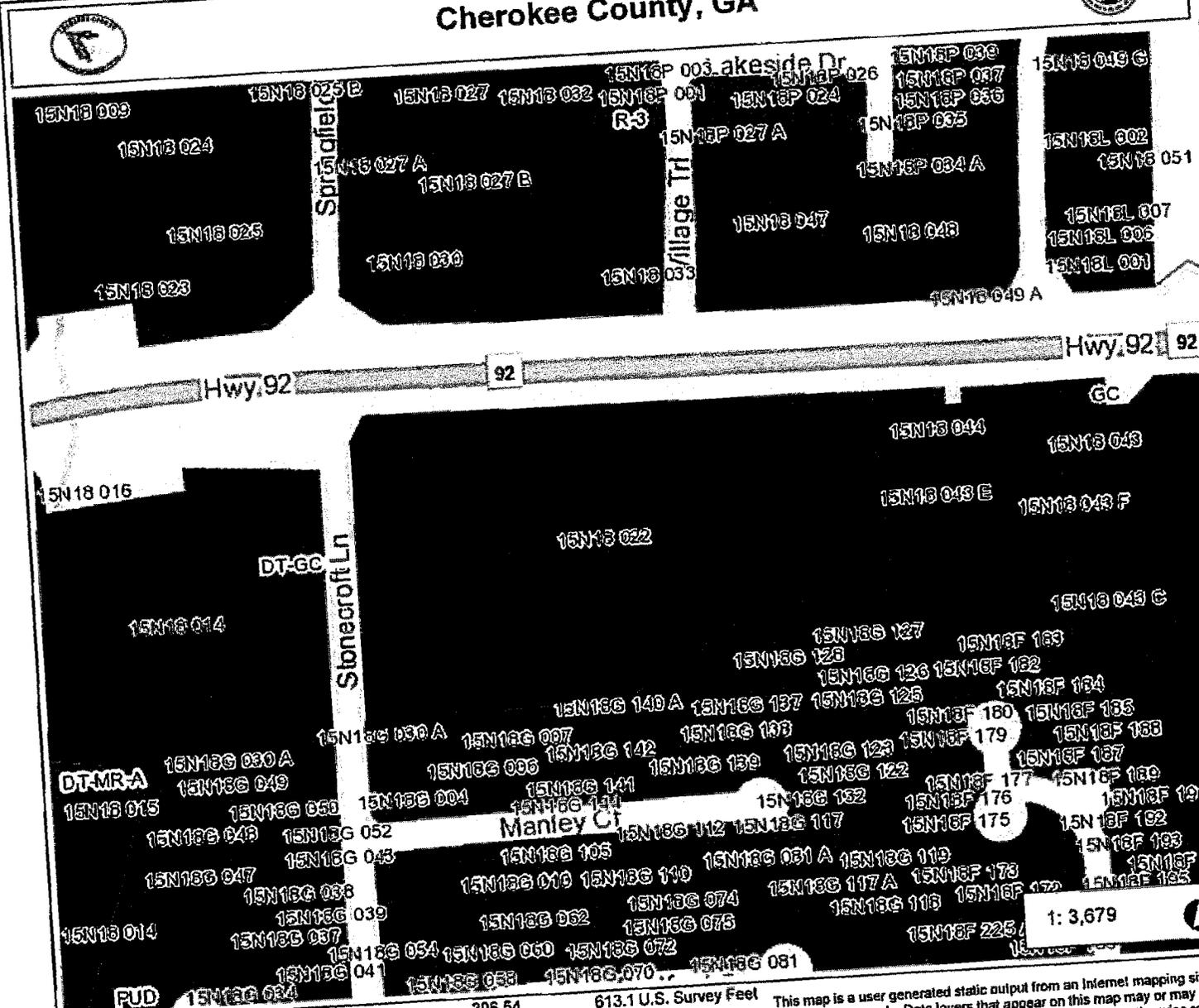
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ZONING MAP

Cherokee County, GA



NOV 17 2014



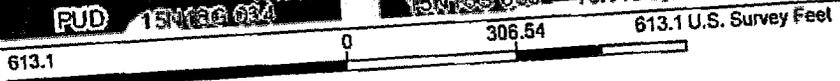
Legend

Woodstock Zoning

- AG
- CBD
- CG
- CITY
- DT-CBD
- DT-CI
- DT-CMU
- DT-GC
- DT-HD
- DT-LR
- DT-MR-A
- DT-OS
- DT-RO
- DT-VLR
- GC
- HI
- LI
- M-1
- NC
- OSI
- PUD
- R-1
- R-15
- R-1A
- R-2
- R-20

1: 3,679

Notes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

PUBLIC INPUT PLAN

COMES NOW, RH&A Properties 1, LLC, hereinafter referred to as the "Applicant", to file this Public Input Plan as part of its Rezoning Application for property located at 10700 Highway 92, east of Stonecroft Lane, in the City of Woodstock. 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.

1.

The Applicant will mail notices to all property owners within 500 feet and three (3) parcels deep of the subject property and invite them to the Public Input Meeting (see attached mailing list). The notification 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 rezoning request along with 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 Development Review Committee (DRC) so that the citizen comments from the meeting can be reviewed by

the DRC. A summary of the results of the public input meeting shall be sent to the Department of Planning and Economic Development shortly thereafter.

5.

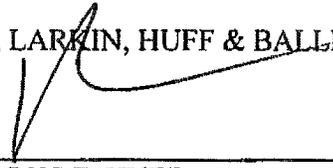
The Applicant will continue a dialogue with the respective City departments regarding planning, transportation and other issues relating to the proposed rezoning request.

6.

The notice of the Public Input Meeting as described above along 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 rezoning process.

Respectfully submitted this ^{21st} day of October, 2014.

SAMS, LARKIN, HUFF & BALLI, LLP

By: 

PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
ATTORNEYS AT LAW
SUITE 100
376 POWDER SPRINGS ST.
MARIETTA, GA 30064
770.422.7016

Reliable Heating & Air Rezoning Application Page 1 of 12

Reeves Floral Products, Inc
10288 Highway 92
Woodstock GA 30188

Georgia Transmission Corp. C/o
Oglethorpe Power Corp.
2100 East Exchange Place P.O. Box
2088
Tucker GA 30085

Brooks Family Ltd. Partnership
420 Stowers Drive
Canton GA 30114

Edwards, Alton J.
1970 Tripp Rd
Woodstock GA 30188

Fowler, Andrew H. Etal
524 Cherokee Street, NE
Marietta GA 30060

Crest Laurelwood Apartments LLC
7100 Peachtree-Dunwoody Rd Ste 200
Atlanta GA 30328

CFI Skyridge LLC c/o Cflane LLC
Monarch Tower
3424 Peachtree Road NE Suite 2200
Atlanta GA 30346

CFI Skyridge LLC c/o Cflane LLC
303 Perimeter Center North Ste 201
Atlanta GA 30346

Cherokee County Government
90 North St - Ste 310
Canton GA 30114

Brooks Family Ltd. Partnership
420 Stowers Drive
Canton GA 30114

Georgia Power Company Bin # 10151
State & Local Tax Dept
241 Ralph McGill Blvd NE
Atlanta GA 30308

Cobb Emc Attn: J. Scott Turner
P O Box 369 1000 E M C Parkway
Marietta GA 30061

Woodstock Housing, Ltd.
P O Box 20168
Tuscaloosa AL 34502

Cobb County
100 Cherokee St
Marietta GA 30067

Brooks Family Ltd. Partnership
420 Stowers Drive
Canton GA 30114

Expert Car Wash Management LLC
3755 Meadow Crest
Cumming GA 30040

Starcrest, Inc.
1150 Dogwood Dr
Greensboro GA 30642

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

Lim, Yit A. & Tan, Soo-see
250 Brookview Place
Woodstock GA 30188

Keith, Chris & Carrie
1115 Copper Creek Drive
Canton GA 30114

City Of Woodstock
103 Arnold Mill Road
Woodstock GA 30188

Windgate Group, Inc., The
P O Box 725589
Atlanta GA 31139

Jade Vine LLC
3300 Cumberland Boulevard Suite 400
Cumming GA 30041

Transport Solutions Of America, LLC
3592 Cumming Highway
Canton GA 30115

Georgia Commerce Bank
3625 Cumberland Boulevard Building 2
Atlanta GA 30339

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

Willis, Joseph L.
2163 Tayside Crossing
Kennesaw GA 30152

Cobblestone Homeowners Assoc. %
Colony Homes, L.p.
1373 Yorkshire Lane
Woodstock GA 30188

Bradbury Family Partnership Lp c/o
Thomas L. Bradbury
3391 Town Point Dr - Ste 365
Kennesaw GA 30144

Maybrook Realty, Inc
760 Brooks Ave
Rochester NY 14619

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Cobblestone Business Park Association,
Inc.
3391 Town Point Drive #365
Kennesaw GA 30144

1357 Londonderry Drive, LLC
1730 Cumberland Pointe Drive #4
Marietta GA 30067

Yoder, Sarinna S
3603 Woodlark Drive
Roswell GA 30075

Cooper, Anne Jackson, Trustee Anne
Jackson Cooper Trust
8990 Etching Overlook
Duluth GA 30097

JBB Cherokee Holdings LLC
3201 S Cherokee Ln Ste 320
Woodstock GA 30188

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

Smith & Johnson Ent. Llc
1495 Mountain Reserve Drive
Kennesaw GA 30152

Lindsay Realty Partners, Llc
100 Churchhill Ct - Ste 103
Woodstock GA 30188

Sims, Edith R. Etal
1802 Commonwealth Drive
Woodstock GA 30188

H2L Properties, LLC
P.O. Box 1775
Fortson GA 31808

Car Care Partners, LLC
575 North Point Parkway Suite 21
Alpharetta GA 30022

605 Mauldin, Llc
3790 Tulip Tree Rd
Marietta GA 30066

Animal Health Real Estate Llc
607 Mauldin Drive
Woodstock GA 30188

Berastegui, Jose M. Jr
134 Cedar Drive
Woodstock GA 30189

AM & S Enterprises Inc
8770 Main Street Ste 100
Marietta GA 30067

Freas, James Scott
145 Timberland St
Woodstock GA 30188

Bates, Robert Lee & Sara G.
147 Timberland St.
Woodstock GA 30188

Morris, Danny Lamar & Sandra D.
149 Timberland Street
Woodstock GA 30188

McCluer, Shu Hua & McCluer, Warren
232 Reeves Station Road SW
Acworth GA 30102

Allen, Carter Veston, Jr. & Iris Allen
153 Timberland Street
Woodstock GA 30188

Massey, Lizabeth B.
155 Timberland Street
Woodstock GA 30188

Fuentes, Luis
157 Timberland Street
Woodstock GA 30188

Tatt, Scott
159 Timberland Street
Woodstock GA 30188

Kelley, Howard F. & Wilda M. Living
Trust
161 Timberland Street
Woodstock GA 30188

Enriquez, Manuel
163 Timberland Street
Woodstock GA 30188

Whitaker, Hubert
165 Timberland St.
Woodstock GA 30188

Reiersen, Arlene & Reiersen, Peter
156 Timberland St
Woodstock GA 30188

Scheer, Laura A & Scheer, Andrew M
154 Timberland Street
Woodstock GA 30188

Reichle, Margaret E.
812 Hazelwood Drive
Woodstock GA 30188

Fuentes, Luis
1248 Brixton Way
Marietta GA 30066

Millian, Orlando Jr.
P.O. Box 670424
Marietta GA 30066

Callan, Earl A
567 Brooks Road
Summerville GA 30747

Edwards, Leslie M.
525 Hemlock Drive
Woodstock GA 30188

Stiles, Juanita R.
526 Hemlock Drive
Woodstock GA 30188

Rapach, Randy
760 Swan Ln
Canton GA 30115

Haitchi, Hans G.
P O Box 892
Woodstock GA 30188

Weaver, Ralph
148 Timberland Street
Woodstock GA 30188

Massner, Corbin D. & Massner,
Stephanie A.
146 Timberland Street
Woodstock GA 30188

Cano, Rodrigo
4479 Mtn Creek Dr
Roswell GA 30075

Cornette, Lynn
596 Gregory Drive
Jasper GA 30143

Lamperski, Michael & Bessey, Jennifer
R.
204 Woodglen Drive
Woodstock GA 30188

Smith, Donna
206 Woodglen Drive
Woodstock GA 30188

Stanton, David Ervin Sr
208 Woodglen Drive
Woodstock GA 30188

McCurry, Betty W. & William Michael
210 Woodglen Drive
Woodstock GA 30188

Angevine Properties, LLC
6535 Scott Valley Road
Atlanta GA 30328

City Of Woodstock
103 Arnold Mill Road
Woodstock GA 30188

City Of Woodstock
103 Arnold Mill Road
Woodstock GA 30188

DVR Companies, LC
240 Glen Lake Drive
Atlanta GA 30327

DVR Companies, LC
240 Glen Lake Drive
Atlanta GA 30327

Barnett, Jeffrey L.
304 Woodglen Terrace
Woodstock GA 30188

Turner, Shawn N.
1482 Old Mill Trail
Woodstock GA 30188

York, Edward Todd & Mackenzie, Stacy
R.
1494 Olde Mill Trace
Woodstock GA 30188

Killian, Cheryl
1506 Olde Mill Trace
Woodstock GA 30188

Ouimette, Kenneth M.
1518 Olde Mill Trace
Woodstock GA 30188

Manders, John R
1040 Hedge Lane
Woodstock GA 30188

Crouch, Kenneth Brandon
5794 Sharon Drive
Norcross GA 30071

Whorton, Robert Fennell & Whorton,
Jan English
5232 Olde Mill Drive
Woodstock GA 30188

Morrissey, Joseph William
5244 Olde Mill Drive NE
Woodstock GA 30188

Mabry, Janette L.
5256 Olde Mill Drive
Woodstock GA 30188

Como, Albert L. & Vera, trustee the
Como Family Living Trust
5268 Olde Mill Drive
Woodstock GA 30188

2012-B Property Holdings, LLC
2030 Powers Ferry Road Suite 210
Atlanta GA 30339

Fasick, Teresa C.
5362 Olde Mill Drive
Woodstock GA 30188

Downes, Daniel Todd
5374 Olde Mill Drive
Woodstock GA 30188

Smith, Lenord Chadwick
5386 Olde Mill Drive
Woodstock GA 30188

Simmons, Jeffery T.
5398 Olde Mill Drive
Woodstock GA 30188

Star Management Services, Inc
1135 JVL Industrial Court Suite B
Woodstock GA 30188

Smallwood, Christy
5387 Olde Mill Drive NE
Woodstock GA 30188

Owens, Ronald F.
5363 Olde Mill Drive
Woodstock GA 30188

Eppes, David C. & Eppes, Michelle M.
5339 Olde Mill Drive
Woodstock GA 30188

Thomas, Corinne T. & Andrew C.
5327 Olde Mill Drive
Woodstock GA 30188

Mcgee, John C. & Renee E.
1632 Pine Creek Way
Woodstock GA 30188

Scott, Karen E.
1628 Pine Creek Way
Woodstock GA 30188

Whitney, John & Whitney, Lisa A.
1624 Pine Creek Way
Woodstock GA 30188

Howard, Ernest L. & Donna L.
1620 Pine Creek Way
Woodstock GA 30188

Giles, Michael & Melissa
1616 Pine Creek Wy.
Woodstock GA 30188

Beard, Gary L. & Diane S.
1612 Pine Creek Way
Woodstock GA 30188

Black, Sharon H.
1608 Pine Creek Way
Woodstock GA 30188

Montgomery, Robert W. & Christine R.
1604 Pine Creek Way
Woodstock GA 30188

Sorensen, Stephen J & Sorensen, Katie
M
1602 Pine Creek Way
Woodstock GA 30188

Esasky, Jacqueline S. & John F.
1598 Pine Creek Way
Woodstock GA 30188

Darrow, Casey K Darrow, Lisa
1594 Pine Creek Way
Woodstock GA 30188

Cory, Steven
1590 Pine Creek Way
Woodstock GA 30188

Womack, Kimberly J. & William R.
1586 Pine Creek Way
Woodstock GA 30188

Stewart, Curtis H. & Regina A.
1582 Pine Creek Way
Woodstock GA 30188

Nelson, Lance & Nelson, Jessica
1578 Pine Creek Way
Woodstock GA 30188

Wattenbarger, Jesse J
1574 Pine Creek Way
Woodstock GA 30188

Farrell, Wayne W., Jr. & Debbie
1570 Pine Creek Way
Woodstock GA 30188

Philyaw, John C. & Carol L.
1566 Pine Creek Way
Woodstock GA 30188

Brown, Terry R. & Diane R.
1562 Pine Creek Way
Woodstock GA 30188

Vastola, Anthony & Gary
1558 Pine Creek Way
Woodstock GA 30188

Wardlow, Michael R.
1554 Pine Creek Way
Woodstock GA 30188

Lofton, Roy Devon, Jr. & Elizabeth
Richardson
1550 Pine Creek Way
Woodstock GA 30188

Bragg, John C. & Shannon D.
1551 Pine Creek Way
Woodstock GA 30188

Clare, Jessica M. & David J.
136 Swanee Lane
Woodstock GA 30188

Kyle, Jon P. & Nancy L.
5021 Pine Creek Circle
Woodstock GA 30188

Sanders, Theodore E. & Micheline
5031 Pine Creek Circle
Woodstock GA 30188

Burger, James D. & Cinda L.
5041 Pine Creek Circle
Woodstock GA 30188

Stolz, Richard & Stolz, Janet
5051 Pine Creek Circle
Woodstock GA 30188

Maloney, David J. & Judy L.
5193 Hickory Bend Terrace
Woodstock GA 30188

Carnes, Kenneth G. & Mary Ann
5195 Hickory Bend Terrace
Woodstock GA 30188

Rezabek, Jonathan & Rezabek,
Veronica
451 7Th Street SW
Woodstock GA 30188

Page, Glenn M. & Joy S.
5019 Willow Creek Drive
Woodstock GA 30188

Cowan, Anthony J.
5021 Willow Creek Drive
Woodstock GA 30188

Stukes, C. Randolph & Ruth M.
5025 Willow Creek Drive
Woodstock GA 30188

Cabrera, Andrew M.
5027 Willow Creek Drive
Woodstock GA 30188

Vestal, Cheryl L.
5029 Willow Creek Drive
Woodstock GA 30188

Ellerman, Derrick, & Jessica
5031 Willow Creek Dr.
Woodstock GA 30188

Steele, Dean & Lisa
5030 Willow Creek Drive
Woodstock GA 30188

Frost, Robert A. & Lisa T.
5028 Willow Creek Drive
Woodstock GA 30188

Hafer, Jeffrey M. & Brenda M.
5022 Willow Creek Drive
Woodstock GA 30188

Mishoe, Larry C. & Cathryn D.
5016 Willow Creek Drive
Woodstock GA 30188

O'boyle, Gerald G. & Judith A.
5014 Willow Creek Drive
Woodstock GA 30188

Nix, T. Leslie & Michelle M. Dominic
5012 Willow Creek Drive
Woodstock GA 30188

King, David Wayne & Belinda C.
5010 Willow Creek Road
Woodstock GA 30188

Newby, Milton E. & Gail R.
5008 Willow Creek Drive
Woodstock GA 30188

Kemp, William J. & Brenda J.
5207 Hickory Overlook
Woodstock GA 30188

Mcferrin, David B. & Rhonda S.pettit
5209 Hickory Overlook
Woodstock GA 30188

Winograd, Stewart Winograd, Chantal
5211 Hickory Overlook
Woodstock GA 30188

Aziz, Mary A., Sahar A. Aziz, Samira
Barsoum & Abdel M.
432 Springfield Drive
Woodstock GA 30188

Nouman, Valerie M.
430 Springfield Drive
Woodstock GA 30188

Park, Constance J.
426 Springfield Dr
Woodstock GA 30188

Windgate Group, Inc. (the)
P O Box 725589
Atlanta GA 31139

Beecken, Clark A & Beecken, William H
& Jeanne T
1339 Yorkshire Lane
Woodstock GA 30188

Sisk, James T., Iii
1341 Yorkshire Lane
Woodstock GA 30188

McClure, Calvin Etal
1343 Yorkshire Lane
Woodstock GA 30188

Wells, Collin Troy & Meghan Reilly
1345 Yorkshire Lane
Woodstock GA 30188

Pincin, Irene E.
1347 Yorkshire Lane
Woodstock GA 30188

The Leslie Franchini Trust
1349 Yorkshire Lane
Woodstock GA 30188

Hughes, Roberta A. & Michael Anthony
1351 Yorkshire Lane
Woodstock GA 30188

O'neill, Arthur K.
4055 Northridge Dr.
Cumming GA 30040

Gordon, Elizabeth Joy & Elizabeth
M. Filitor
1359 Yorkshire Lane
Woodstock GA 30188

Hardin, James M.
1361 Yorkshire Lane
Woodstock GA 30188

Douglas, Debra S.
1363 Yorkshire Ln.
Woodstock GA 30188

Heydon, Mary L.
425 Saddlehorn Circle
Roswell GA 30076

Sullivan, Michael E. & Deborah A.
1367 Yorkshire Lane
Woodstock GA 30188

Miner, Paul Douglas
1369 Yorkshire Lane
Woodstock GA 30188

James, Jane B.
1371 Yorkshire Lane
Woodstock GA 30188

Mcguire, Robert L. & Mary Jane
1358 Yorkshire Lane
Woodstock GA 30188

Zealy, Nelly Maria & Curley, Maria
Victoria
1356 Yorkshire Ln
Woodstock GA 30188

Ivy, Kerrie B.
1354 Yorkshire Lane
Woodstock GA 30188

Bisanz, Shelly K. & James L.
439 Hearthstone Way
Woodstock GA 30189

McLellan, Kenneth
1350 Yorkshire Lane
Woodstock GA 30188

Vias, Debra
1348 Yorkshire Lane
Woodstock GA 30188

Fountain, Philicie Anna
1346 Yorkshire Lane
Woodstock GA 30188

Lockhart, Suzanne S.
1344 Yorkshire Lane
Woodstock GA 30188

Simmons, Shirley A.
1342 Yorkshire Lane
Woodstock GA 30188

Carmargo, Anthony & Carmargo, Kate
1340 Yorkshire Lane
Woodstock GA 30188

Grover, Tonya Lynn
1338 Yorkshire Lane
Woodstock GA 30188

White Clay Contracting, Inc
2520 E. Piedmont Road Suite F-199
Marietta GA 30062

Kulp, Rainey R Harwell, Steven K
1334 Yorkshire Lane
Woodstock GA 30188

Blackwell, Dixie M.
1332 Yorkshire Lane
Woodstock GA 30188

Hart, Ian
1330 Yorkshire Lane
Woodstock GA 30188

Cobblestone Homeowners Assoc.
1373 Yorkshire Lane
Woodstock GA 30188

IH3 Property Georgia, L P
107 Manley Court Suite 350
Alpharetta GA 30005

Churchwell, Debra
109 Manley Court
Woodstock GA 30188

Sheehan, Robert H., Jr.
113 Manley Court
Woodstock GA 30188

Sebesta, Milan
111 Manley Court
Woodstock GA 30188

Henderson, Lisa
207 Manley Ct
Woodstock GA 30188

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

Scott, Vicki F.
213 Manley Court
Woodstock GA 30188

Norman, Natalie Marie
211 Manley Court
Woodstock GA 30188

Dasher, Brian
204 Manley Court
Woodstock GA 30188

Bauman, Angela G.
206 Manley Court
Woodstock GA 30188

Prince, Roylin E.
202 Manley Court
Woodstock GA 30188

Martin, Mary J. & Rickey A.
300 Clubview Terrace
Woodstock GA 30189

Kramer, Amy J.
104 Manley Court
Woodstock GA 30188

Rubio, Javier Frias & Vidrio, Alicia Frias
106 Manley Ct
Woodstock GA 30188

Jordan, Charles & Jordan, Pamela
102 Manley Court
Woodstock GA 30188

Sissine-hess, Teresa M.
100 Manley Court
Woodstock GA 30188

Soeder, Dianne M. & Jeff D.
644 Bedford Court
Woodstock GA 30188

Watley, Monique
646 Bedford Court
Woodstock GA 30188

Montaque, Michelle
4400 Will Rogers Parkway Suite 300
Woodstock GA 30188

Wood, Jean B. & Bradley, John Douglas
1003 Wiley Bridge Rd.
Woodstock GA 30188

Garcia, Maryan
622 Bedford Court
Woodstock GA 30188

Vandebrink, Jody S. & Vandebrink,
Miwako
509 Cypress Point Court
Alpharetta GA 30022

Dakota, Elizabeth
620 Bedford Court
Woodstock GA 30188

Myers, Judith L. & Eula V. Schad
618 Bedford Court
Woodstock GA 30188

Love, Noralee & Love, Jeff W.
604 Bedford Court
Woodstock GA 30188

Jegg, Nathalie
606 Bedford Ct.
Woodstock GA 30188

Johnson, Elizabeth E.
602 Bedford Court
Woodstock GA 30188

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Johnston, Jananne
600 Bedford Ct
Woodstock GA 30188

Turo, Linda A.
607 Bedford Court
Woodstock GA 30188

Ortstadt, John Terry
609 Bedford Court
Woodstock GA 30188

Stoncroft Homeowners Assoc. %
Carter Communities, Inc.
711 Cedar Creed Way
Woodstock GA 30189

Black, Jennifer Y.
617 Bedford Court
Woodstock GA 30188

Hadley, Patrick M. & Berra, Susan M.
615 Bedford Court
Woodstock GA 30188

Chambers, Barbara E.
613 Bedford Court
Woodstock GA 30199

Johnson, Kenneth E. & Orietta
611 Bedford Court
Woodstock GA 30188

Mcclure, Henrietta
625 Bedford Court
Woodstock GA 30188

Ramos, Edward
627 Bedford Court
Woodstock GA 30188

Darnell, Brian A.
629 Bedford Court
Woodstock GA 30188

Federal National Mortgage Association
3900 Wisconsin Avenue N W
Washington DC DC 20016

Barnes, Annette E.
639 Bedford Court
Woodstock GA 30188

SG Homes III LLC
1405 Haw Creek Circle E Suite 102
Cumming GA 30041

Austin, Heather
635 Bedford Court
Woodstock GA 30188

Sloane, Mary
633 Bedford Court
Woodstock GA 30188

Smith, Rebecca
1001 Stonecroft Lane
Woodstock GA 30188

Williams, Regina
1003 Stonecroft Lane
Woodstock GA 30188

First Franklin Financial Corp
150 Allegheny Center ICD 23-521
Pittsburgh Pa 15212

Peterson, Paul G.
1007 Stonecroft Lane
Woodstock GA 30188

Wood, Jean B. & Bradley, John D.
1003 Wiley Bridge Road
Woodstock GA 30188

Parker, Myra
1008 Stonecraft Lane
Woodstock GA 30188

Saye, Gwendolyn B.
1006 Stonecraft Lane
Woodstock GA 30188

Schmig, David G.
1004 Stonecraft Lane
Woodstock GA 30188

Najor, Victoria Kathryn
1002 Stonecroft Ln
Woodstock GA 30188

Martin, Mary J. & Martin, Rickey
A.
1000 Stonecroft Lane
Woodstock GA 30188

Knox, Joy C.
647 Bedford Court
Woodstock GA 30188

Eudy, Carolyn Tye
649 Bedford Court
Woodstock GA 30188

Banks, Gwen
651 Bedford Court
Woodstock GA 30188

Wilson, Julia A.
657 Bedford Court
Woodstock GA 30188

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Brown, Jack
655 Bedford Court
Woodstock GA 30188

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

Anderson, Frederick B. & Anderson,
Christine Marie
665 Bedford Court
Woodstock GA 30188

Nowkah, Afagh
667 Bedford Court
Woodstock GA 30188

Anderson, Knute
4406 Rosemary Court
Marietta GA 30066

Rader, William E
675 Bedford Ct
Woodstock GA 30188

Brister, Melody A.
673 Bedford Court
Woodstock GA 30188

Mugnier, Louise
671 Bedford Ct
Woodstock GA 30188

Lindberg, Marilyn Angela
683 Bedford Court
Woodstock GA 30188

Elliot, Kenneth L. & Angela M.
685 Bedford Court
Woodstock GA 30188

Zolun, Candi I.
687 Bedford Court
Woodstock GA 30188

Turner, Emily A.
693 Bedford Court
Woodstock GA 30188

Dame, James A.
691 Bedford Court
Woodstock GA 30188

Higgins, Peggy A.
689 Bedford Court
Woodstock GA 30188

Alley, Judith S.
701 Bedford Court
Woodstock GA 30188

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

Wood, Mary P.
705 Bedford Court
Woodstock GA 30188

Hillhouse, Phillip G. & Hillhouse,
Dorothy
711 Bedford Court
Woodstock GA 30188

Sauer, Owen & Beverly
709 Bedford Court
Woodstock GA 30188

Crabtree, Marcus
707 Bedford Court
Woodstock GA 30188

Southard, Robert S.
719 Bedford Court
Woodstock GA 30188

Cochran, Jane
425 Dockside Cove
Woodstock GA 30189

Omen, Atalie R.
723 Bedford Court
Woodstock GA 30188

Thompson, Katrina
727 Bedford Court
Woodstock GA 30188

Latsis, Aporn
725 Bedford Court
Woodstock GA 30188

Stonecroft Homeowners Assoc. Inc. c/o
Carter Community
711 Cedar Creek Way
Woodstock GA 30189

Myers, Shirley A.
740 Bedford Court
Woodstock GA 30188

Staubus, Diane M.
738 Bedford Court
Woodstock GA 30188

Supancic, Ronald W.
736 Bedford Court
Woodstock GA 30188

Hardy, Sharon
732 Bedford Court
Woodstock GA 30188

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Irvine, Eugene S.
734 Bedford Court
Woodstock GA 30188

Potts, Curtis A.
2414 Emberwood Court
Kennesaw GA 30152

Maloney, Sharon &
Beaver, Edward
728 Bedford Ct.
Woodstock GA 30188

Cox, April S., Donovan R. Co- Trustees of
the Kiessel Living Trst
718 Bedford Court
Woodstock GA 30188

Janet K. Kiessel Co-Trustees of the
Kiessel Living Trust
718 Bedford Court
Woodstock GA 30188

Hornsby, James V
714 Bedford Court
Woodstock GA 30188

Givens, Debra J.
700 Bedford Court
Woodstock GA 30188

Li, Yi
696 Bedford Court
Woodstock GA 30188

Craig, Polly J.
682 Bedord Court
Woodstock GA 30188

Davis, Kimberly
678 Bedford Court
Woodstock GA 30188

Stringfield, Tara
662 Bedford Court
Woodstock GA 30188

Larson, Tommy C.
664 Bedford Court
Woodstock GA 30188

Abney, Terry V & Wilma G Trustees-
Terry V Abney & Wilma G Abney Revoc Trst
3286 Lark Haven Drive
Kennesaw GA 30152

Martin, Rebecca
658 Bedford Court
Woodstock GA 30188

Atkinson, Andrew
P.O. Box 1357
Woodstock GA 30188

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

Schimmel Family Irrevocable Trust
220 Manley Court
Woodstock GA 30188

Robinson, Ted R. & Robinson, Lilia V.
1753 Millhouse Run
Marietta GA 30066

Flowers, Dorothy L.
228 Manley Court
Woodstock GA 30188

Maday, Luther S. & Dinapoli, Monica
M.
230 Manley Court
Woodstock GA 30188

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

Porter, Suzanne M
232 Manley Court
Woodstock GA 30188

Cokley, Rayna
P O Box 1845
Woodstock GA 30188

Nicoletta, Michael A. & Nicoletta,
Shannon L.
242 Manley Court
Woodstock GA 30188

Parker, Stacey N.
244 Manley Court
Woodstock GA 30188

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

Russell, Barbara Ann
267 Manley Court
Woodstock GA 30188

KMG Energy LLC
3109 Stanolind Ave
Midland TX 79705

Fowler, Warren
281 Manley Ct
Woodstock GA 30188

Paperboy Enterprises LLC
283 Manley Court
Roswell GA 30075

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Brannon, Joyce G.
285 Manley Court
Woodstock GA 30188

Freeport Title & Guaranty Inc
4211 W Culbreath Avenue
Tampa FL 33609

Hatch, Natalie M.
289 Manley Court
Woodstock GA 30188

Guilfoil, Arthur E. & Carol M.
291 Manley Court
Woodstock GA 30188

Badiei, Jahangir & Aliivali, Jila
293 Manley Court
Woodstock GA 30188

Moon, Lafaye Gail
4400 Will Rogers Parkway Suite 300
Woodstock GA 30188

Ryan, Dolores
297 Manley Court
Woodstock GA 30188

Foley, Michal T.
277 Manley Court
Woodstock GA 30188

Coar, Charles
275 Manley Court
Woodstock GA 30188

Greene, Margie H.
273 Manley Court
Woodstock GA 30188

The Ukeju O. Chi-ukpai Trust
110 Prominence Point Parkway #114-
112
Canton GA 30114

Rosenberg, Dannelle C.
269 Manley Court
Woodstock GA 30188

Ard, Stephanie Karen
257 Manley Court
Woodstock GA 30188

King, Gina Michelle
259 Manley Court
Woodstock GA 30188

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

Colvard, Carol Denise
263 Manley Court
Woodstock GA 30188

Stevens, Sandra L.
255 Manley Court
Woodstock GA 30188

Williams, Beverly S.
253 Manley Court
Woodstock GA 30188

Hayes, Katherine
251 Manley Court
Woodstock GA 30188

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

Lindner, Angela J.
225 Manley Ct
Woodstock GA 30188

Duque, Juan A.
227 Manley Court
Woodstock GA 30188

Barnes, Meredith
223 Manley Court
Woodstock GA 30188

Tucker, Michael B. & Benjamin H. Jr
221 Manley Court
Woodstock GA 30188

Ccd Builders, Inc.
250 Churchill Court, Ste 600
Woodstock GA 30188

Colbert, Stephen M. & Windee L.
1585 Henry Scott Road
Ball Ground GA 30107

Prostar Holdings, Llc
10917 Hwy 92, Ste 100
Woodstock GA 30188

Arch Holdings, Llc
10917 Hwy 92, Ste 100
Woodstock GA 30188

River Investment, LLC
1235 Hightower Trail Suite 200
Atlanta GA 30350

Woodstock Village Community
Association, Inc
1235 Old Alpharetta Road Suite 100
Alpharetta GA 30005

Williams, Leslie L.
127 Village TI
Woodstock GA 30188

Johnson, Jermaine Wendel
3201 S Cherokee Lane Suite 310
Woodstock GA 30188

Patterson, Denise & Patterson, Samuel
Glen
3201 S Cherokee Lane
Marietta GA 30066

Platt, Andrew Michael & Platt, Amanda
Nolen
3201 S Cherokee Lane Suite 310
Woodstock GA 30188

Buendia, Camilo & Buendia, Yolanda
135 Village Trail
Woodstock GA 30188

SDC Gwinnett LLC c/o Res GA Six LLC
138 Village TI
Woodstock GA 30188

Capital Design Homes, Llc
1235 Hightower Trail Ste 300
Atlanta GA 30350

Capital Design Homes, Llc
1235 Hightower Trail Suite 300
Atlanta GA 30350

Alba, Jose Giovanni Hernandez
2669 Royal Oak Court
Acworth GA 30102

Nguyen, Thanh Ha V & Nguyen, Ngoc
Hang T & Nguyen, Son
800 Sycamore Lane Apt 204
Woodstock GA 30188

Guillen, Maria D & Guillen, Jose L
3201 S Cherokee Lane Suite 310
Woodstock GA 30188

Hilaire, Ludovic M Colin, Fadette E
3201 S Cherokee Lane Suite 310
Woodstock GA 30188

Bonomi-Campos, Alma C
3201 S Cherokee Lane Suite 310
Woodstock GA 30188

Gunn, Joseph Franklin & Gunn,
Michelle Elizabeth
200 Willow Creek Lane #103
Woodstock GA 30188

Sima Investments, LLC
1235 Hightower Trail Suite 300
Atlanta GA 30350

Carlson, Benjamin James
3201 S Cherokee Lane Suite 310
Woodstock GA 30188

Davidson, Jennifer Katherine
3201 S Cherokee Lane Suite 310
Woodstock GA 30188

Spence, Matthew Ryan Olen Spence,
Joyce McKenney
212 Lakeside Drive
Woodstock GA 30188

Mitchell, Termika
700 NW 107 Avenue Suite 200
Atlanta GA 30339

Jehlen, Jeffrey Jehlen, Katherine
Michelle
3201 S Cherokee Lane Suite 310
Woodstock GA 30188

Goddard, Joseph
700 NW 107 Avenue Suite 200
Acworth GA 30101

Res-GA Six, LLC
700 NW 107 Avenue Suite 200
Miami FL 33172

SDC Gwinnett LLC
3201 S Cherokee Lane Ste 310
Woodstock GA 30188

NOV 17 2014

TO THE CITY OF WOODSTOCK MAYOR AND COUNCIL
CITY OF WOODSTOCK, GEORGIA

CONSTITUTIONAL CHALLENGE

COMES NOW, RH&A PROPERTIES 1, LLC, the applicant hereinafter referred to as the "Applicant", and asserts the following, to wit:

1.

By application to which this exhibit relates, Applicant has applied for a rezoning of certain real property lying and being in the City of Woodstock, Georgia, a more particular description and delineation of the subject property hereinafter referred to as the "Property", being set forth in said Application.

2.

The Applicant seeks to rezone the subject property from its existing category of DT-GC to the zoning category of GC.

3.

The current limitation requiring the attaching of the units is unconstitutional in that they deprive the Applicant under and pursuant to Article 1, Section I, Paragraphs I and II of the Georgia Constitution of 1983 and the Equal Protection and Due Process clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States. This deprivation of property without due process violates constitutional prohibitions against the taking of private property without just compensation.

4.

The zoning condition limiting the property to attached townhome units violates the Applicant's right to the reasonable use of the property in that the existing zoning classification does not bear a substantial relation to the public health, safety, morality or general welfare and is, therefore, confiscatory and void. Further, said zoning condition limiting the property to townhomes is unconstitutional in that it is arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

5.

The City of Woodstock Zoning Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with zoning applications also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issues at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law.

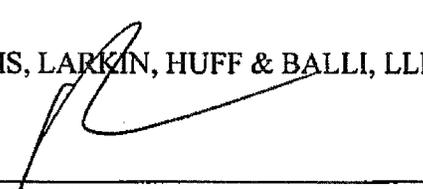
6.

Pursuant to O.C.G.A. §§ 36-11-1 and 36-33-5, please consider this your notice that as of today's date the Applicant is contending that the City of Woodstock's unconstitutional zoning condition or limitation for the property has caused damages to the Applicant. As a direct and proximate result of the unconstitutional zoning restriction, the Applicant has suffered and will continue to suffer monetary damages in the nature of attorneys' fees and costs, interest and other expenses on pending loans on the property, loss of income from the property and other related damages. This amount

cannot be calculated to an exact certainty; however, the Applicant will assist the City by providing whatever additional information, if any, the City feels is necessary to adequately investigate this claim. If the Applicant does not receive a timely request for additional information, it will be presumed that the City does not require any additional information and can make a determination within the allowed statutory period.

Respectfully submitted, this the 21st day of October, 2014.

SAMS, LARKIN, HUFF & BALLI, LLP

By: 

PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010

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FACSIMILE

ADAM J. ROZEN

WWW.SLHB-LAW.COM

November 13, 2014

VIA REGULAR MAIL

Ms. Katie Coulburn, Planner
City of Woodstock
12453 Hwy 92
Woodstock, GA 30188

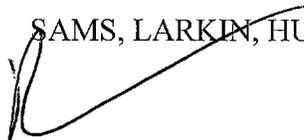
Re: Application of RH&A Properties 1, LLC to rezone a ±10.23 acre tract, Land Lot 1209 and of the 15th District, Tax Map 15N18, Parcel 22, from Downtown GC to GC, City of Woodstock, Georgia.

Dear Ms. Hart:

Enclosed please find an Amended Application for the above-referenced Public Hearing Application together with an Amended Applicant Response Statement for the variance requests. Lastly, I have also enclosed a check in the amount of \$200 for the additional variance fees. Thank you for your time and assistance.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP



Parks F. Huff
phuff@slhb-law.com

PFH/dvm
Attachments

cc: Reliable Heating & Air

NOV 17 2014

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JUSTIN H. MEEKS

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October 21, 2014

**VIA EMAIL: pdhart@woodstockga.gov
AND FEDERAL EXPRESS**

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

Re: Application of RH&A Properties 1, LLC to rezone a ±10.23 acre tract, Land Lot 1209 and of the 15th District, Tax Map 15N18, Parcel 22, from Downtown GC to GC, City of Woodstock, Georgia.

Dear Ms. Hart:

Enclosed please find an original and one (1) copy of the above-captioned Application for Public Hearing and the following:

1. Copy of the deed reflecting the record titleholder.
2. Current legal description.
3. Copy of the location map with the subject property identified.
4. Copy of the property owner's tax receipt.
5. Colored copy of City of Woodstock's Future Land Use Map and Zoning Map.
6. A check in the amount of \$1,150.00 being the application fee for the rezoning and two (2) variance requests.
7. Applicant Response Statements for the rezoning and variance requests.
8. Public Input Plan.
9. Constitutional Challenge.

Application was Revised - new full app Rec'd 11/17/14

NOV 17 2014

SAMS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP

VIA EMAIL: pdhart@woodstockga.gov
AND FEDERAL EXPRESS

Ms. Patti Hart, Zoning Administrator

October 21, 2014

Page 2

Please accept the original Application for filing and return the copy to my office, complete with filing information, in the enclosed self-addressed stamped envelope. The updated Site Plan and the Existing Site Resource Map will be forwarded to you by the end of the week together with the original signature pages for the property owner. In the interim, please do not hesitate to call should you or your staff have any questions or need any additional documentation or information.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP



Parks F. Huff
phuff@slhb-law.com

PFH/dvm
Enclosures

cc: Reliable Heating & Air

NOV 17 2014