

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

November 16, 2015

VIA REGULAR MAIL

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

Re: Application of SSPH Enterprise, LLC to Rezone Property Located in Tax Map
15N10, Parcel 015, City of Woodstock, Georgia.

Dear Ms. Hart:

Enclosed please find the original Certification Authorization, Notice (including a copy of the location map and site plan) sent to adjoining property owners within 500 feet and three (3) parcels deep of the subject property, and a copy of the adjoining property owner's list with reference to the above application.

Please do not hesitate to give me a call if you need any further information or documentation.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP



Parks F. Huff
Attorney for Applicant
phuff@slhb-law.com

PFH/cel
Enclosures
cc: Michael Hong

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

November 16, 2015

TO: NEARBY PROPERTY OWNERS

Re: Application of SSPH Enterprise, LLC to Rezone Property Located in Tax Map 15N10, Parcel 015, City of Woodstock, Georgia.

SSPH Enterprises, LLC has a contract to purchase a 7.38 acre tract of land located directly behind the newly opened RaceTrac convenience store and I-575. SSPH proposes to rezone the property from Light Industrial (LI) to General Commercial (GC) to build a retail package store and additional retail uses. Attached is a proposed site plan and a location map.

SSPH would like to invite area residents to a Public Participation Meeting to give additional details about the proposed development and to answer any questions you may have about the proposed retirement community. This is an informal meeting that will allow the Applicant to tell you about the proposal. You are receiving this notice because you own property close to the proposed project. The meeting will be held on November 30, 2015 beginning at 7:00 p.m. at City of Woodstock's Magnolia Hall located at 108 Arnold Mill Road, Building C, Woodstock, Georgia 30188. Additionally, the rezoning request will be heard by the Woodstock Planning Commission on January 7, 2016 at 7:00 pm and by the Mayor and Council on January 25, 2016 at 7:00 p.m. Both of these hearings will be held at the City of Woodstock's Chambers at City Center located at 8534 Main Street, Woodstock, Georgia 30188.

If you are unable to attend the public participation meeting and would like additional information, please contact me at once either via phone or email. I look forward to seeing you at the public participation meeting.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP



Parks F. Huff
Attorney for Applicant
phuff@slhb-law.com

PFH/cel

Enclosures

cc: Michael Hong

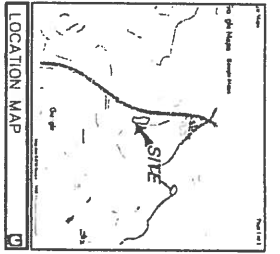
NOTES:

NO GAS EQUIPMENTS LOCATED ON LOT SHOWN.
 ALL CONTOUR LINES SHOWN HEREON ARE BASED ON WMD 89 DATA.
 DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 TOPOGRAPHIC INFORMATION FROM COUNTY GIS TOPOGRAPHICAL MAPS. RECENTLY GRADED SITE INFORMATION AND BOUNDARY INFORMATION FROM PLANS FOR TVK & AKB INVESTMENTS, LLC, PREPARED BY CARTER ENGINEERING CONSULTANTS, INC. DATED 3/25/15.
 WATER AND SEWER SERVICE TO BE PROVIDED BY CHEROKEE COUNTY WATER AND SEWER AUTHORITY.
 NO PORTION OF THIS SITE LIES WITHIN A DESIGNATED 100 YR. FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAPS, PANEL NO 13057027440 AND 13057033220 DATED SEPTEMBER 23, 2006.
 THERE ARE NO WETLANDS ON THIS SITE.

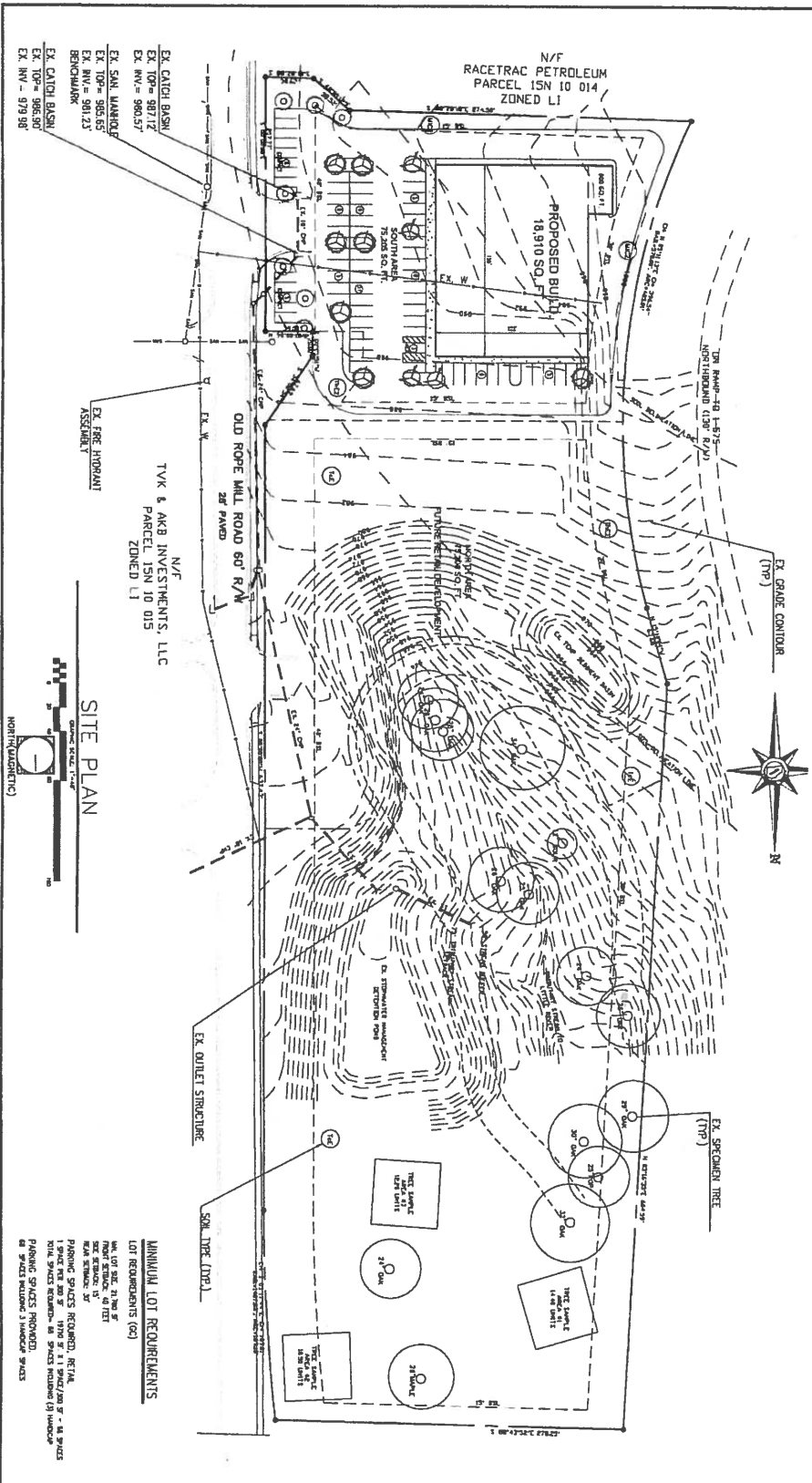
SITE DATA:

SITE ADDRESS:
 OLD ROPE MILL ROAD
 CITY OF WOODSTOCK
 COUNTY OF CHEROKEE
 STATE OF GEORGIA
 TAX PARCEL ID: 15N 10 015
 SITE AREA: 7.38 ACRES
 SITE ZONING: EXISTING: U
 PROPOSED: CC
 PROPOSED USE: PACKAGE STORE WITH RETAIL UTILITIES
 WATER SERVICE TO BE PUBLIC PROVIDED BY CHEROKEE COUNTY
 SANITARY SEWER SERVICE TO BE PUBLIC PROVIDED BY CHEROKEE COUNTY

OWNER:
 SSPA, LLC
 5855 HEDLOCK BRIDGE PARKWAY
 JOHNS CREEK, GEORGIA 30022
 678-495-8988
ENGINEER:
 JAMES WESTBROOK ENGINEERING, INC.
 10700 ABBOTT'S BRIDGE ROAD
 SUITE 110
 JOHNS CREEK, GEORGIA 30097
 770-753-9059
 J PATRICK STANTON



CURRENT ZONING: U
 PROPOSED ZONING: CC



REZONING FOR MINKS PACKAGE AND FUTURE RETAIL

OLD ROPE MILL ROAD
 CHEROKEE COUNTY
 CITY OF WOODSTOCK, GEORGIA

DATE: 10/27/15

ISSUED FOR: REVIEW

SITE PLAN

C-1

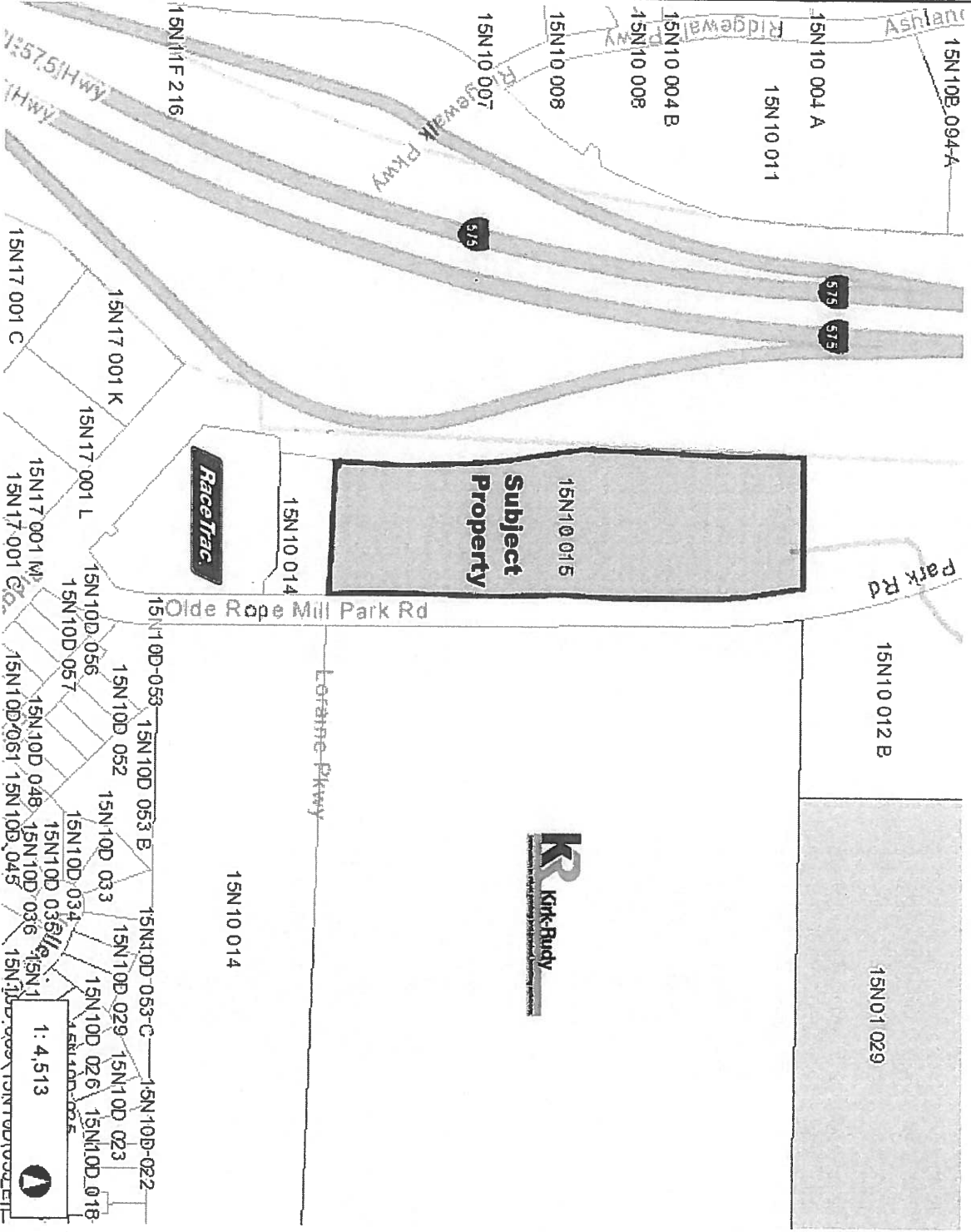
JAMES WESTBROOK ENGINEERING, INC.
 10700 Abbotts Bridge Road
 Suite 110
 Duluth, GA 30097
 (770) 753-9059
 (770) 753-0156 Fax
 Carter-Francis Parcel Solutions

OWNER:
 SSPA, LLC
 5855 Hedlock Bridge Parkway
 Johns Creek, Georgia 30022
 678-495-8988

ENGINEER:
 James Westbrook Engineering, Inc.
 10700 Abbotts Bridge Road
 Suite 110
 Johns Creek, Georgia 30097
 770-753-9059
 J Patrick Stanton



Cherokee County, GA



© Cherokee County GIS

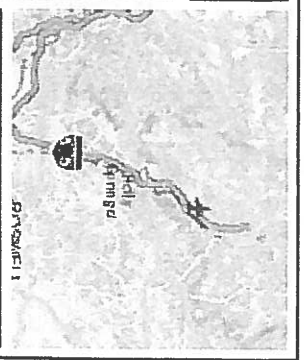
This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:4,513



Notes



Legend

- Schools
- Churches
- Parcels
- World Hillshade

Name and Address of Sender

SAMS, LARKIN, HUFF & BALLI, LLP
 376 POWDER SPRINGS STREET
 SUITE 100
 MARIETTA, GA 30064

Check type of mail or service:

- Certified
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here
 (If issued as a certificate of mailing, or for additional copies of this bill)
 Postmark and Date of Receipt

\$67.13

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	SEE ATTACHED MAILING LIST.											
2.												
3.												
4.												
5.												
6.												
7.												
8.												
Total Number of Pieces Listed by Sender 137		Total Number of Pieces Received at Post Office 137		Postmaster-Per (Name of receiving employee) <i>[Signature]</i>		See Privacy Act Statement on Reverse						



PS Form 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

Michael Hong
 15-243

Rezoning Application of Michael Hong, Page 1 of 5

USA, GSA, Office of Regional Council, Region IV 401 W Peachtree St NW Atlanta GA 30308	Ridgewalk Apartment Development Llc 3715 Northside Pw Nw, Bldg 200 Ste 175 Atlanta GA 30327	Cody, Herve P O Box 218 Robbinsville NC 28771
Parodi, Daniel S. & Kathleen 267 Old Rope Mill Rd. Woodstock GA 30188	Parodi, U E & Billie-Life Est Parodi, Daniel S & Kathleen A C/O Daniel Parodi 267 Old Rope Mill Rd	Parodi, Daniel S. & Parodi, Kathleen A. 267 Old Rope Mill Rd Woodstock GA 30188
Newsome, Kevin R. 1050 Mullinax Road Jasper GA 30143	Settendown Partnership, Llc 211 Morning Mist Way Woodstock GA 30189	Minzey, Jeanine 912 Hasty Trail Canton GA 30115
Lusk, Larry & Thornton, Dan P O Box 5135 Canton GA 30114	Akb Investments, Llc & Tvk Investments, Llc % Marvin F. Poer & Company 4 East Executive Pk, Suite 100	Racetrac Petroleum Inc 3225 Cumberland Boulevard, Suite 100 Atlanta GA 30339
Akb Investments, Llc & Tvk Investments, Llc % Marvin F. Poer & Company 4 East Executive Pk, Suite 100	Brookshire Homeowners Association, Inc. % Ccm 11735 Pointe Place Roswell GA 30076	Smith, Warren & Smith, Marcia 101 Gainesway Drive Woodstock GA 30189
Oshogbor, Karen L. & Oshogbor, John O. 100 Gainesway Drive Woodstock GA 30189	Brookshire Homeowners Association, Inc. % Ccm 11735 Pointe Place Roswell GA 30076	Colfin A1-Ga 1 Llc Funding One Alliance Center 3500 Lenox Road Suite 760 Atlanta GA 30326
Roundtree, Brian 216 Gainesway Park Woodstock GA 30189	Blackwood, Nacrisha D. 214 Gainesway Park Woodstock GA 30189	Ferguson, Dean P. & Ferguson, Paula M. 1319 Southwest 9Th Court Cape Coral FL 33991
Barber, Matthew S. 210 Gainesway Park Woodstock GA 30189	Davis, Kevin L. & Kelly N. 208 Gainesway Park Woodstock GA 30189	Martinez, Lisa A. & Martinez, Richard 206 Gainesway Park Woodstock GA 30188
Missildine, Jonathan M. & Susan C. 204 Gainesway Park Woodstock GA 30189	Muir, John R. & Rebecca G. 202 Gainesway Park Woodstock GA 30189	Robson, Matthew J. & Tanya 524 Ashland Parkway Woodstock GA 30189
Larrotta, Claudia P. & Larrotta, Rodney M. 522 Ashland Pkwy Woodstock GA 30189	Hamby, Matthew M. 520 Ashland Parkway Woodstock GA 30189	Aldrich, Darwin & Heather S. 518 Ashland Parkway Woodstock GA 30189

Rezoning Application of Michael Hong, Page 2 of 5

Pace, Linda J. 516 Ashland Parkway Woodstock GA 30189	Jackson, Landon P. & Jodesty-Jackson, Magdala T. 514 Ashland Parkway Woodstock GA 30189	Jackson, Gayle P. & Sorelle, Jack L. 512 Ashland Parkway Woodstock GA 30189
Brookshire Homeowners Association, Inc. % Ccm 11735 Pointe Place Roswell GA 30076	Sands, Karen L. & John R. 510 Ashland Parkway WoodstockGA 30189	Gard, Brian Gard, Brinna 508 Ashland Parkway WoodstockGA 30189
Stingley, Jimmie C. & Stingley, Denise J. 506 Ashland Parkway Woodstock GA 30189	Padilla, Don D. li 504 Ashland Parkway Woodstock GA 30189	Wright, Clark M. & Collins-Wright, Julie 502 Ashland Parkway Woodstock GA 30189
Bellone, Jason D & Bellone, Kimberly A 500 Ashland Parkway Woodstock GA 30189	Pippin, William K Pippin, Sheri L 114 Meridian Drive Woodstock GA 30188	Waits, Lantie C 116 Meridian Drive WoodstockGA 30188
Gutierrez, Jaime Gonzalo 118 Meridian Drive Woodstock GA 30188	Pool, Thomas V 99B Grove Park Lane Woodstock GA 30188	Brown, Euel Clyde & Brown, Janet 99B Grove Park Lane Woodstock GA 30188
Schneider, Robert Schneider, Hui-Ping 124 Meridian Drive Woodstock GA 30188	Watts, Jennifer Renee 99B Grove Park Lane WoodstockGA 30188	Patton, Douglas S 99B Grove Park Lane Woodstock GA 30188
Santiago, Luis M. & Madeline 130 Meridian Drive WoodstockGA 30188	Schwartz, Rudolph & Francoise Y. 132 Meridian Drive Woodstock GA 30188	Beylouny, George A. & Jane F. 135 Meridian Drive Woodstock GA 30188
Oakwood Homes, Llc 99B Grove Park Lane Woodstock GA 30189	Oakwood Homes, Llc 99B Grove Park Lane Woodstock GA 30189	Burns, Catherine C. 129 Meridian Drive Woodstock GA 30188
Burgess, Sherry 127 Meridian Drive Woodstock GA 30188	Dogotch, Damon A 750 Chastain Corner Woodstock GA 30188	Black, Crystal 123 Meridian Drive Woodstock GA 30188
Landry, Evan 311 S Swall Drive #301 Los Angeles CA 90048	Waggoner, Robert R. & Deborah Sue 119 Meridian Drive Woodstock GA 30188	Rogers, Reuben James & Kerry Lynn 117 Meridian Drive Woodstock GA 30188

Rezoning Application of Michael Hong, Page 3 of 5

Whitten, Alan & Carol 115 Meridian Drive Woodstock GA 30188	Mahon, Randall W. & Becky M. 302 Vallejo Court Woodstock GA 30188	Charles, Richard A. & Irene Elizabeth 304 Vallejo Court Woodstock GA 30188
Penland, Hoyt & Penland, Barbara 3875 Mansell Road Suite 200 Woodstock GA 30188	Henry, Gina & Henry, James 750 Chastain Corner WoodstockGA 30188	Jones, Richard D Jones, DeborahJ J 3875 Mansell Road Suite 200 WoodstockGA 30188
Stanley, Lyle 312 Vallejo Court Woodstock GA 30188	Budjako, Mark G & Budjako, Elena M 750 Chastain Corner Road Woodstock GA 30188	Dudas, Carol T 750 Chastain Corner Road WoodstockGA 30188
Mazza, Jeanna Mazza, Christopher 8025 Westside Parkway Woodstock GA 30188	Oakwood Homes, Llc 99B Grove Park Lane Woodstock GA 30189	Lessner, Michael F Lessner, Sherry F 210 Freelon Ln WoodstockGA 30188
Hermesen, Philip J & Hermesen, Jo A 750 Chastain Corner Woodstock GA 30188	Grimm,. Raymond E. & Grimm, oy H. 214 Freelon Ln Woodstock GA 30188	Gilderbloom, Mark & Linda Sue 216 Freelon Way Woodstock GA 30188
Vo, Thanh Chi Vo, Thuy Thi Bich 218 Freelon Lane Woodstock GA 30188	Schaefer, Ronald R. & Schaefer, Kathleen A. 8025 Westside Parkway WoodstockGA 30188	City Of Woodstock, Georgia 12453 Highway 92 Woodstock GA 30188
City Of Woodstock, Georgia 12453 Highway 92 WoodstockGA 30188	Meridian At Ridgewalk Homeowners Association, Inc 239 Morning Mist Way Woodstock GA 30189	Meridian At Ridgewalk Homeowners Association, Inc 239 Morning Mist Way Woodstock GA 30189
City Of Woodstock, Georgia 12453 Highway 92 Woodstock GA 30188	City Of Woodstock, Georgia 12453 Highway 92 Woodstock GA 30188	City Of Woodstock, Georgia 12453 Highway 92 Woodstock GA 30188
Vandiver, James H 8025 Westside Parkway Woodstock GA 30188	Turman, Doug 8025 Westside Parkway Woodstock GA 30188	Franklin, David Lamar Franklin, Sue A 221 Freelon Lane Woodstock GA 30188
Hixon, Regina L 99B Grove Park Lane Woodstock GA 30188	Shere, Steven & Soloff, Suzanne Gail C/O Colony Apts 3510 South Moorings Way Miami FL 33133	Alta Wood Partners, Llc Marvin F. Poer & Company Attn: Dept. Rav 4 East Executive Park, Ste 100 Atlanta GA 30329

Rezoning Application of Michael Hong, Page 4 of 5

Alta Wood Partners, Llc 1110 Northchase Pkwy - Ste 150 Marietta GA 30067	Redko, Ronald J. & Redko, Cynthia L. 4136 Dream Catcher Drive Woodstock GA 30189	Doogan, Patrick & Doogan, Harriet 4127 Dream Catcher Drive Woodstock GA 30189
Herber, Douglas M. & Herber, Christine L. 4129 Dream Cathcher Drive Woodstock GA 30189	Burke, Sean & Burke, Heather 4131 Dream Catcher Dr Woodstock GA 30189	Mccormick, Marsha 4133 Dream Catcher Drive Woodstock GA 30189
Coshatt, Clifford G. & Glenn H 4135 Dream Catcher Drive Woodstock GA 30189	Arp, Charles H. Jr. 4137 Dream Catcher Drive Woodstock GA 30189	Seymour, William & Seymour, Ann 4156 Dream Catcher Drive Woodstock GA 30189
Stephens, Samuel & Stephens, Kathryn G 4154 Dream Cathcher Drive Woodstock GA 30189	Mincey, R. Blaine & Joy 4152 Dream Catcher Drive Woodstock GA 30189	Ianitello, Jeffrey & Joanne 701 Pine Bluff Court Woodstock GA 30189
Raftis, Michael S. & Raftis, Cynthia D. 703 Pine Bluff Ct Woodstock GA 30189	Flynn, Michael R. & Flynn, Pegeen E. 704 Pine Bluff Court Woodstock GA 30189	Keller, David L & Keller, Jessica Davis 702 Pine Bluff Court Woodstock GA 30189
Monsein, Robert & Monsein, Lesley D. 700 Pine Bluff Court Woodstock GA 30189	Tierney, Lawrence P. & Tierney, Constance A. 4146 Dream Catcher Drive Woodstock GA 30189	Schnepf, Thomas L. & Patricia R. 4144 Dream Catcher Drive Woodstock GA 30189
Richardson, Frederick 4142 Dream Catcher Dr. Woodstock GA 30189	Deer Run Homeowners Assoc. 500 Sugar Mill Rd Bldg B Ste 200 Atlanta GA 30350	Frantz, Byron H. & Jean A. 4138 Dream Catcher Drive Woodstock GA 30189
The Magnolias @ Ridgewalk Homeowners Association, Inc PMB 405 2300 Bethelview Road # 110 Cumming GA 30040	The Magnolias & Ridewalk Homeowners Association, Inc PMB 405 2300 Bethelview Rd #110 Cumming GA 30040	Montclair @ Ridgewalk HOA, Inc. % Riverside Property Mgt P.O. Box 2484 Kennesaw GA 30156
Montclair @ Ridgewalk HOA, Inc. % Riverside Property Mgt 117 Towne Lake Pkwy #300 Woodstock GA 30188	Anderson Investment Management, Llc 308 Bell Park Dr Woodstock GA 30188	Roytec Properties Llc 306 Bell Park Drive Woodstock GA 30188
Dr Investments, Lllp 4241 Turnberry Trail Roswell GA 30075	Kkc Development Co., Llc 302 Bell Park Drive Woodstock GA 30188	Shakar Deese Properties, Llc 300 Bell Park Drive Woodstock GA 30188

Rezoning Application of Michael Hong, Page 5 of 5

Rupert, Julius L Revocable Trust
2785 Sixes Road
Canton GA 30114

Georgia Muncipal Assoc Inc
201 Pryor Street, Nw
Atlanta GA 30303

Blue Square Holdings LLC
208 Bell Pl
Woodstock GA 30188

Duncan, Jerald D.
P O Box 2755
Acworth GA 30102

Ridgewalk Holdings, Llc
2550 Heritage Ct, Ste 206
Atlanta GA 30339

Young Men'S Christian Assoc Of
Metropolitan Atlanta, Inc
100 Edgewood Ave, Ne, Suite 1100
Atlanta GA 30303

Cherokee County Development
Authority
5000 Hakes Drive Suite 500
Muskegon MI 49441

North Point Ministries Inc
4350 North Point Pw
Alpharetta GA 30022

Chick-Fil-A, Inc.
5200 Bluffington Rd
Atlanta GA 30349

Cft Developments Llc
5000 Hakes Drive Suite 500
Rosemead CA 91770

Mcdonalds Usa Llc
5000 Hakes Drive Suite 500
Oak Brook IL 60523

Atlanta Outlet Jv Llc Cbl Center
5000 Hakes Drive Suite 500
2030 Hamilton Place Bv
Chattanooga TN 37421

Atlanta Outlet Jv Llc Cbl Center
2030 Hamilton Place Bv
Chattanooga TN 37421

Atlanta Outlet Jv Llc Cbl Center
5000 Hakes Drive Suite 500
Norton Shores MI 49441

Erb Plastics, Inc. AKA Erb Safety Inc.
C/O Erb Industries, Inc
1 Safety Way
Woodstock GA 30188

City Of Woodstock
103 Arnold Mill Road
Woodstock GA 30188

Georgia Muncipal Assoc Inc
201 Pryor Street, Nw
Atlanta GA 30303