

## Russell G. Martin

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**From:** Teri Anulewicz  
**Sent:** Thursday, December 03, 2015 12:49 PM  
**To:** David Stewart  
**Cc:** joebland@bellsouth.net; tesather@gmail.com; Eric Randall; Russell G. Martin  
**Subject:** Re: Bank Street

David, thanks for filling in me in; I apologize again for not being able to stay for the whole meeting.

I feel like - for various reasons - the Cottages of Parkview resales are a different animal from other resales and new construction in the immediate vicinity. On Guthrie, one 4BR/basement home sold for \$520, and there's one 3BR/basement home currently listed for \$540K (figures came from highly-scientific Zillow-ing, so take with the grain of salt that should accompany any quick internet search). Further afield, 10-year-old houses in the Greenwood subdivision are selling in the high 4s. So I am not seeing the concern w/r/t price points of these houses.

Again, I'd like to talk more before Monday. Let me know if you (the collective you) would like to talk more either tomorrow or on Monday - mornings are best.

Teri

On Dec 2, 2015, at 9:45 PM, David Stewart <[stewart.david.w@gmail.com](mailto:stewart.david.w@gmail.com)> wrote:

Teri,

After recalling what I said at the meeting, I thought I should note it and copy you all on the remainder of the meeting after you left, Teri. Here is my recollection of the meeting after you left:

I got pretty angry when the developers talked about being "good neighbors". I criticized them for the fact that they aren't our neighbors at all and certainly weren't acting neighborly.

We discussed zoning when they started talking about how we all had RAD-Conditional zoning (and implying we were being hypocritical about our critique of them using the re-zoning process). I told them that none of the buyers knew what RAD zoning was until this rezoning fight and that we were not trying to gain any sort of economic advantage by having RAD zoning. We haven't done anything with our houses that couldn't have been done with R-15 as far as I know. We haven't used our RAD zoned lots and houses to try to cram a bunch of houses on them, they were just that way when we purchased them. And none of the people in that meeting have zero lot lines or 10 foot spaces between their houses, even if they have RAD zoned property.

I criticized their complete lack of communication. Pritchard apologized.

I told them that they are leaving a mess on Bank street and they will be

gone after they collect their money. We will have to deal with lot splits all up and down Bank Street and we aren't happy about our neighborhood turning into a bunch of row houses.

I had some pushback from Russell, because he felt the rezoning was consistent with the Smyrna vision process. I proceeded to tell him that I believed the vision process needed to be revisited and that RAD-Conditional should not be used for this type of "development", that it should be reserved for redeveloping blighted areas, not to increase the profitability in neighborhoods with perfectly viable R-15 zoning.

I told them that these houses would not sell for the price they were telling us, and that the evidence was sitting across the street.

If Russell has any clarifications or additions, I would welcome them.

David Stewart

-----Original Message-----

From: Teri Anulewicz [mailto:tanulewicz@smyrnaga.gov]  
Sent: Wednesday, December 2, 2015 4:06 PM  
To: David Stewart <stewart.david.w@gmail.com>; joebland@bellsouth.net; tesather@gmail.com  
Cc: Eric Randall <erandall@smyrnaga.gov>; Russell G. Martin <rgmartin@smyrnaga.gov>  
Subject: Fwd: Bank Street

Below are my (unedited, so forgive any misspellings) notes.

David, will you please share the notes you took after I had to leave at 10:45? Thank you. Please let me know how your meeting goes tomorrow night.

Eric or Rusty, have either of you received a schematic (of sorts) for the way the water will get to the Parkview pond? If so, can you please pass that on? Thank you.

Teri

Teri Anulewicz  
Ward 3, Smyrna City Council  
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404-931-8374  
Subscribe to the Ward 3 Newsletter: <http://tinyletter.com/Teri>

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Begin forwarded message:

From: Teri Anulewicz <no-reply@evernote.com<<mailto:no-reply@evernote.com>>>

Date: December 2, 2015 at 4:02:18 PM EST

To: <tanulewicz@smyrnaga.gov<mailto:tanulewicz@smyrnaga.gov>>

Subject: Bank Street

Reply-To: Teri Anulewicz

<tanulewicz@smyrnaga.gov<mailto:tanulewicz@smyrnaga.gov>>

Attending: Frank Pritchard, Ronnie, Mark Lee (Engineer), Joe and Sandra Bland, David Stewart, Rusty Martin, Eric Randall, Troy Sather, Jill Wood

Notes from last time:

Water runoff, volume, erosion, curb cuts on Bank St., row houses, straight line of homes, price point, backing on to Bank Street, parking on Bank Street, canopy, density of 4 homes preferred by residents versus the five preferred by the applicant.

Addressing issues:

- \* Runoff: suggestion was made at the last meeting to engage Parkview Village to see if they could use the existing detention facility. Calculations were made without PV that the system designed could show that runoff could be contained within the facility and then runoff on sheet flow to where it was going (7, 8, 9).

- \* They have now met with the PV and they agreed to let them utilize subject to full engineering and design by the city engineer and also compensation to the PV HOA

- \* 1, that this development would become part of Parkview Village - needs 2/3 of voting members. Board is allowed via bylaws to allow granting of easements, and in exchange, they have agreed to clean out, correct, and restore the detention facility as it presently exists. It is overgrown, and it needs to be brought up to speed per Paul Osborne. This requires accessing the detention pond. This access would be difficult were it not on the west side - there is a 5-foot wall. On the east side it is almost at grade. Access into the east side is through the common area and that would be easier and less obtrusive, would not require clearing.

- \* There was also notice that the outlet facility was not up to par - it was still temporary. Randall is certain it was left in place for sediment storage.

- \* Even without use of the detention pond, they assert they can manage the runoff.

- \* Mark Lee can address questions about the runoff.

- \* Jill, in PV lot 9 - what does this mean for her property? Lee: this means greatly reduced runoff than what they are currently experiencing. She won't get any new water from the new development.

- \* Will David Stewart authorize their surveyor to come on his property? Yes.

- \* They want to keep all ditches, drainage, etc. all impervious will be headed into the Parkview pond.

- \* Parkview pond cleanup will be at least \$8K plus fence repairs, etc., and if they go with alternate 1 the 5 homes would become members of the Parkview HOA. The other (if they do not fully join the HOA) is that they would make a contribution to the PV HOA of \$2K plus \$100 per home per year

per home for pond maintenance.

\* Randall: were you able to get the hydro study from PV? He has a partial. To review it was difficult because there is no narrative or pre and post development maps.

\* Randall: was this pond originally designed to have this water flowing through it? Lee: He can't tell that without looking at the basins and the pre-development maps.

\* Lee: They will satisfy all things required by code

\* Randall: our ordinance has changed from when this was orig permitted, and the entire system needs to be brought to current code including water quality and channel protection. These are the things that Randall will be looking for. Can that additional volume be accommodated in the pipes that will be routed? If that's the case the entire system and water quality for all of Parkview Village needs to be brought up. If you marry it, you design for the whole system. Lee: PV doesn't have enough room, so they will need to detain on their site and then pipe over to Parkview.

\* Randall: If you link the two systems together make sure to carry forward for future growth.

\* Bland: will City designate a group or someone to inspect ponds? Paul Osburn and Eric will lobby for an additional employee. We are MS4 - municipal storm system operator. We are responsible for the mandate from the EPD. Hiring the additional person is necessary. Joe - realizes that this is a big problem. Randall: we have around 240 subdivisions in the city with stormwater management facilities that are maintained.

\* Randall: City will have a document for HOAs on water detention facilities, maintenance, what is required

\* Pritchard: we have to bring something up to present code? Randall: No, he is saving Pritchard that and is also saving PV from that. They need to clean it up, repair damage, remove retrofit, and add a filter ring like heavy rip rap rock around the inlet and the outlet to catch sediments that are carried. Then that can be maintained every three months by a landscape crew. Dig out the accumulated sediments every three months rather than spending tens of thousands of dollars to do it every few years.

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\* Jill: she has added drainage to help with the existing water. Randall: But by intercepting this water and detaining it they are improving things for lots 7, 8, 9, 10, and common area in Parkview.

\* 1071 Bank Street (corner of Bank and Guthrie) - flooding in the rear that the owner has raised. Frank: that water that's she's seeing is because part of her yard is flood plane. Randall: This development will not exacerbate her flooding.

\* Randall: if this 5-home sub is built and water is routed as we have discussed that will have no impact on the water level at 1071 Bank Street.

\* Ronnie: brand new sewer line parallel to the sidewalk that will go in a manhole. So only one street cut, this will help improve where things are

now.

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\* Rusty: understand the process. Once they get zoning, they need LDP, detention, sewer line, and once the infrastructure is in we will plat the property and let them get their building permit.

\* Overall infrastructure of the five lots must be in place before the building permit is issued.

\* Tree canopy: will be addressed. These trees will be in the yards and in appropriate locations, and they have to meet the minimum density

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\* Ronnie: was told that Pradera sold on Hamby for \$525. They just sold a slab on Roswell Street, a slab, \$510 sold and appraised for \$528K.

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## Russell G. Martin

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**Sent:** Wednesday, December 02, 2015 4:08 PM  
**To:** Teri Anulewicz; joebland@bellsouth.net; tesather@gmail.com  
**Cc:** Eric Randall; Russell G. Martin  
**Subject:** RE: Bank Street

I wound up talking a lot... so I didn't take many notes. Sorry. Joe or I or whoever will follow up with you about the Bank Street meeting.

David

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Frank Pritchard &lt;frank@pritchardbrothers.com&gt;

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**Bank Street Rezone-Z15-008**

1 message

**Frank Pritchard** <frank@pritchardbrothers.com>

Thu, Nov 26, 2015 at 8:18 AM

To: Charles Welch &lt;cwelch@speng.com&gt;

Cc: Terri Anulewicz &lt;tanulewicz@smyrnaga.gov&gt;, Ronnie Raines &lt;ronnie@rainseshomes.com&gt;, Steve Pritchard &lt;steve@pritchardbrothers.com&gt;, "Russell G. Martin" &lt;rgmartin@smyrnaga.gov&gt;, Eric Randall &lt;erandall@smyrnaga.gov&gt;

Corkey,

On Friday, we were able to meet with several Bank Street Residents and City Officials to review their objections and our progress.

**Water Runoff, Erosion and Water Volume**

We have obtained permission from the Board of Directors of Parkview Village to use the Parkview Village Detention Pond.

There permission is subject to:

- 1) City Council approval of our Rezoning Petition
- 2) Review and approval of the final Engineering plans and hydrology study by the City Engineer.

Eric Randall explained to all, including our Engineer, an overview of his criteria.

To summarize, all runoff created from our Project will be collected on our site and piped to the Detention Pond eliminating any erosion. The runoff from the undisturbed area will not be affected.

**Flooding of the rear of 1071 Bank Street**

The Flooding is a result of a large portion of the yard being in the Flood plain. Flooding is a result of a rising creek and is not a direct result of water runoff from our project. I suggested that the property at 1079 is built up substantially and thus directs water to the rear of Parkview Village and explained that we could not conduct a study of 1079 elevations. We did receive permission from David Stewart to access his yard to review topography studies if necessary.

**Curb Cuts on Bank Street**

We intend to run a new sewer lateral, parallel to the existing line, thus requiring only one Sewer Curb Cut.

**Row Houses**

There was never an intention to have a row house affect. The drawings of Sites showing a single setback of all lots with 0 lot line was for flexibility in designs to eliminate that particular objection. The addition of the New Sewer Lateral will increase our flexibility to have greater variations in individual setbacks. Ronnie Raines presented examples of homes would be staggered on 3 side by side lots. This was an example only, as the final designs will be placed after Engineering is completed.

**Driveways would necessitate Backing onto Bank Street**

In the examples Ronnie presented, 3 examples of creating an ability to turn around prior to entering Bank Street were shown. Each Home will have the ability for a car to turn around before entering Bank Street.

**Parking on Bank Street**

Each home will have sufficient driveway area to park at least 3 autos in the Driveway.

**Tree Canopy**

While we will be removing two trees that create a canopy, we will be adding at least eight new trees that will be providing a canopy.

**Price Point**

Homes to be built will be a minimum of 2800 square feet with a bedroom and bath on the main level. Each home will also have a covered porch and a full Basement. There was a consensus of concern among Bank Street residents that the homes to be built will not be able to sell for the minimum of \$500,000 that is our minimum objective. It was pointed out that two homes across the street in Parkview Village that were priced below \$500,000 had not sold. It was suggested that 3 homes instead of 5 would create a higher price point. There was discussion but no agreement on this matter.

I am available to further discuss this at any time and would welcome that opportunity. If there is a time that would be convenient, please advise.

Have a Great Thanksgiving  
Frank Pritchard

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