

Russell G. Martin

From: Ryan Jacobs <jacobs.ryan@att.net>
Sent: Friday, May 29, 2015 9:41 AM
To: Russell G. Martin
Cc: STANTON; rick@georgianfineproperties.net; Ryan Jacobs
Subject: 1498 Walker revision explanation.pdf
Attachments: 1498 Walker revision explanation.pdf; ATT00001.txt

Rusty

Attached is the explanation letter. Please confirm receipt of this and let me know if there are any issues.

I will send the arborist letter to you in Monday.

Thanks

Ryan

ALPHA LAND SERVICES

1005 ECHO VALLEY CT
LOGANVILLE, GEORGIA 30052
PHONE (770) 696-4054
FAX (770) 696-4054

CIVIL ENGINEERING

LAND SURVEYING

To: Whomever it may concern

Subject: Property Line revision for 1498 Walker Street

The original survey lines were shown with an attempt to establish the right of way of the road when it was not apparent. In doing this the depth of the property was reduced down from the distances reflected in the warranty deed for the property. The revisions simply showed the property lines to the correct depth as per the warranty deed. This brought the front property corners closer to the roadway and increased the acreage of the property. It is my opinion that the latest revision is the true and correct boundaries of the property.

Gordon C. Story, Jr., PE RLS



Russell G. Martin

From: Ryan Jacobs <jacobs.ryan@att.net>
Sent: Monday, June 01, 2015 1:24 PM
To: Russell G. Martin
Cc: stanton17@bellsouth.net; rick@georgianfineproperties.net
Subject: 1498 Walker street arborist letter
Attachments: ATT00001.htm

Rusty
Attached is the requested arborist letter.
Thanks
Ryan

Ryan Jacobs
Georgian Distinctive Renovations,LLC.
541 Village Trace
Bldg. 11, Suite 110
Marietta, Ga 30067
C-678-409-4300
O-770-850-0775
F-770-850-9775

Begin forwarded message:

From: LISA FRIEND <llfriend@bellsouth.net>
Date: May 31, 2015 at 9:29:50 PM EDT
To: Ryan Jacobs <jacobs.ryan@att.net>, Stanton Jacobs <stanton17@bellsouth.net>, Stanton <stanton@georgianfineproperties.net>
Subject: Re: Letter and Invoices
Reply-To: LISA FRIEND <llfriend@bellsouth.net>

HI,

Here is the letter in PDF.

Have a great week!

Lisa

On Sunday, May 31, 2015 8:34 PM, Ryan Jacobs <jacobs.ryan@att.net> wrote:

Great thanks

Ryan Jacobs
Georgian Distinctive Renovations,LLC.
541 Village Trace

Lee Friend's Tree Service, Inc.

3474 Johnson Road
Loganville, GA 30052

770-466-5112

FAX 770-466-7271

May 29, 2015

Georgian Fine Homes
Stanton Jacobs
541 Village Trace
Blg:11 STE: 110
Marietta, GA 30067

RE: 1498 Walker Street

Dear Mr. Jacobs,

This letter serves to inform you on the current health status and overall assessment of the specimen trees located at 1498 Walker Street in Smyrna, Georgia. I visited the property on May 28, 2015 and inspected three specimen Oaks on the property. A specimen tree is a hardwood that measures 28" diameter breast height (DBH) or more.

There is a 40" DBH Water Oak on the right side of the lot. A 32" DBH Red Oak on the left side of the driveway, and a 40" DBH Water Oak in the center of the driveway with pavement surrounding. All of these trees are in declining health. There is a significant amount of deadwood throughout the crowns, and decay fungi present. These trees have reached their maturity and are declining in the normal fashion. Tree death and deterioration is a very long process. The Oaks can still be viable if they are pruned regularly, and have no root disturbance. However, any construction will cause this process to speed up and may pose a hazard to the new dwellings.

I have reviewed the site plans for the proposed houses. Therefore, it is my recommendation that these trees be removed as a part of new structure development as they will inevitably be negatively impacted. Given their current health it is not feasible have these remain on the site.

There are other trees on the property that are not of specimen size, but are very healthy and will contribute to the site and buildings. For instance a 24" DBH Pecan at the rear of the property that is in great health will not be impacted by the construction.

I can be reached regarding this assessment at 770.466.5112.

Sincerely,

Jennifer Perrone
Certified Arborist #SO-5444A

Russell G. Martin

From: Russell G. Martin
Sent: Friday, May 22, 2015 3:34 PM
To: 'staton17@bellsouth.net'
Subject: Meeting Date Notification - Walker Street (Z15-011)

Dear Mr. Jacobs:

This letter is to certify that an application for a rezoning request was received on May 8, 2015. The application is currently being processed and your rezoning case will be scheduled and heard on the following dates:

Planning and Zoning Board Meeting: Monday, June 8, 2015, at 6:00 p.m. at City Hall

Mayor and Council Meeting: Monday, July 20, 2015, at 7:30 p.m. at City Hall

If you have any questions regarding the rezoning process, meeting times, or meeting places please contact Rusty Martin at (678) 631-5354.

*****The above rezoning requires a land use change from Moderate Density Residential to Medium Density Residential, therefore an extra \$500.00 fee must be collected for the land use change. Please come in to pay this fee as soon as possible.*****

*****The rezoning application is missing the following documents:**

- **Arborist Report – The submitted tree protection plan is missing an arborist assessment of the specimen trees on-site.**

Please submit the required document as soon as possible.***

Thank you,

Rusty Martin, AICP
Senior Planner
Community Development Department
3180 Atlanta Road
Smyrna, GA 30080
Phone: 678-631-5354
Fax: 770-431-2808
Email: rgmartin@smyrnaga.gov



Russell G. Martin

From: Russell G. Martin
Sent: Friday, May 22, 2015 3:27 PM
To: Mayor and Council
Cc: Ken Suddreth; Toni Jo Howard; 'Scott Cochran'
Subject: Rezoning Request Notification - Walker Street (Z15-011)
Attachments: Building Elevations & Floor Plan_Z15-011.pdf; Proposed Site Plan_Z15-011.pdf; Tree Protection Plan)_Z15-011.pdf; Zoning Application_Z15-011.pdf

Dear Mayor and Council:

Community Development has received a rezoning request for 1498 Walker Street from R-15 to RAD-Conditional for the development of three new single-family homes at a density of 4.63 units per acre. The applicant plans to demolish the existing house and construct three new homes. The rezoning application is attached for your reference. The request will be heard by the P&Z Board on June 8th and M&C on July 20th. Please let me know if you need any further information.

Thank you,

Rusty Martin, AICP
Senior Planner
Community Development Department
3180 Atlanta Road
Smyrna, GA 30080
Phone: 678-631-5354
Fax: 770-431-2808
Email: rgmartin@smyrnaga.gov



PAYMENT SUMMARY RECEIPT

City of Smyrna
2800 King Street
Smyrna GA 30080

DATE: 05/13/15 CUSTOMER#: 000000000
TIME: 14:57
CLERK: rgmartin

RECPT#: 112680 PREV BAL:
TP/YR: MS/2015 AMT PAID: 1000.00
BILL: ADJSTMNT:
EFF DT: 05/12/15 BAL DUE:
PERMITS/INSP PAYMENT

-----TOTALS-----

PRINCIPAL PAID:	1000.00
INTEREST PAID:	.00
ADJUSTMENTS:	.00
DISC TAKEN:	.00
AMT TENDERED:	1000.00
AMT APPLIED:	1000.00
CHANGE:	.00

PAID BY:
PAYMENT METH: CREDIT CARD
PAYMENT REF: 08138G