

Russell G. Martin

From: Sean Randall <seanr@venturehomes.com>
Sent: Tuesday, September 30, 2014 6:11 PM
To: Ken Suddreth; Russell G. Martin
Cc: Bob White
Subject: Proposed Modifications to the Church Road 49-Unit Townhome Development
Attachments: Church Road Preliminary Site Plan, Pavilion & Trails 09 25 14.pdf

Ken & Rusty,

Attached for your review and inclusion in our Rezoning Case Z14-021 on 619 Church Road is a slightly "revised" site plan. After conversation and consultation with several City Council members, we would like to amend the site plan to include the following homeowner amenities:

1. A 12' x 16' covered pavilion.
2. Pedestrian walking trails on the north side of the site adjacent to the creek.
3. A pedestrian footbridge or other creek crossing as designed by a landscape architect to afford our homeowners access to the 8.5 +/- acres that will remain undeveloped.

There have been NO other changes to the site plan versus the most recent plan sent to the City. Please let me know if you would like me to send this to Council or exactly how you would like to distribute this new plan and new information to the Council. P.S. Rusty, I had called you earlier today to discuss what the best approach was to get this information into the City but felt it was best to go ahead and send so that you and Ken could give me direction on the best way to disseminate the information.

Best Regards,

Sean

Sean G. Randall
Venture Homes, Inc.
1580 Terrell Mill Road, Suite 100
Marietta, Georgia 30067
Mobile Phone: (770) 616-7515
Office Phone: (770) 955-8300, Ext. 117
E-Mail: seanr@venturehomes.com

P.O. Box 1816
Roswell, GA 30077

(770)650-8655

**WOODWARD
CONSULTING,
INC**

Memo

To: Mayor Max Bacon and Smyrna City Council
From: Joan G. Woodward, P.E.
CC:
Date: 9/15/2014
Re: 619 Church St

Dear Mayor Bacon,

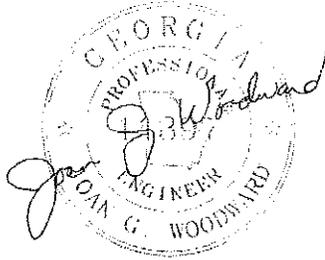
As you are aware, we have submitted a LOMR to accurately plot the floodplain elevation on the above referenced parcel. The base flood elevation (100 year) for a property is regulated by the FEMA profile for the studied creek. When mapping the maps, many times there is a discrepancy between the 1" = 500 ft FEMA map and actual field run topographic survey. The above referenced project has a regulatory 100 year elevation of 930 which has been mapped on our submitted exhibit.

FEMA is well into the review and has asked for a few minor clarifications on the exhibit which will be uploaded digitally tomorrow. I have requested an expedited review from the FEMA analyst.

I have been working with FEMA floodplain studies and analyses since 1980. I have never had a LOMR based on topographic mapping turned down. I have been specializing in Hydrology and Hydraulics since obtaining my PE license in 1984. Additionally, both Dave Breaden of Cobb County Stormwater and Eric Randall of City of Smyrna have signed the community acknowledgement portion of the submittal.

The proposed project presented for zoning will not be impacted by 100 year floodplain. If you have any questions, please do not hesitate to call me at 770-650-8655.

Sincerely,



Mayor Max Bacon & the City of Smyrna City Council

September 15, 2014

Amendment to the September 3, 2014 Letter from City Staff to the Mayor and Council

RE: REZONING CASE Z14-021 – 619 Church Road

Applicant would submit the following Change to Special Conditions Item# 26:

If the Letter of Map Amendment (“LOMA”) is NOT approved by FEMA as submitted by Applicant’s consultant Joan Woodward on August 21, 2014 within 90 days of zoning amendment approval by the City Council, Applicant will submit a new site plan for review and zoning approval by the Smyrna City Council. Failure by Applicant to obtain the FEMA approval or submit a new site plan by December 15, 2014 will result in the property automatically reverting back to the now current zoning. No construction or development permits shall be commenced or issued until the FEMA approval is obtained or such new site plan is approved by City Council.

Russell G. Martin

From: Sean Randall <seanr@venturehomes.com>
Sent: Thursday, August 14, 2014 4:31 PM
To: Russell G. Martin; Eric Randall
Cc: Bob White; Brennen Hicks - BH and D Engineers (Engineering, Land Planning) (bhicks@bhdeng.com); Terri Carroll
Subject: Revised Site Plan for Church Road and Tree Survey
Attachments: Church Road Preliminary Site Plan 08 12 14.pdf; TREES-2.pdf

Rusty and Eric,

Thank you so much for taking the time to meet with Brennen and myself on Monday. Based on the items discussed at that meeting, attached is the revised site plan which incorporates those changes. Let's discuss after you have had a chance to review. Specifically, some of the items we discussed were as follows:

1. Developer will put up signage at the entry stating that the community has "private" streets. We will also make reference to this fact prominently in our Homeowners Association documents given to buyers and prospective buyers.
2. A central mailbox kiosk is notated on the current plan.
3. Additional off-street parking (excluding the 2-car parking pad at the front or rear of each unit and the 2-car garage associated with each unit) has been increased from 5 to 10 parking spaces.
4. Per agreement with the City Engineer, the site plan calls for a 5' wide sidewalk along the Church Road frontage and a 4' sidewalk per plan throughout the interior of the community.
5. Decel lane with taper and right turn will extend from southeastern property line to the entrance to the community.
6. Per agreement and per plan, all 26' wide front entry garage townhomes will have a minimum from back of curb as follows: 2' grass "beauty strip", 4' sidewalk and 22' parking pad from back of sidewalk to the front of the garage door. Thus, the 26' wide front entry garage townhomes will be a minimum of 28' from back of curb to front plane of home.
7. The exact depth of each unit with the corresponding patio or deck has been detailed on the site plan.
8. As agreed with the City Engineer, the detention pond/detention facility will be engineered to meet or exceed all the City of Smyrna detention requirements.
9. The Letter of Map Amendment ("LOMA") will be filed on August 18th with FEMA and we should have our acceptance letter in approximately 45 to 60 days (i.e., roughly October 2, 2014 to October 17, 2014).

Rusty and Eric, I will contact you shortly to follow-up on any questions, additional information you may need or other items you may need for us to address. Thank you again for all your help and we look forward to a successful meeting with the Planning and Zoning Board on September 8th and the Mayor and City Council on September 15th.

Best Regards,

Sean

Sean G. Randall
Venture Homes, Inc.
1580 Terrell Mill Road, Suite 100
Marietta, Georgia 30067
Mobile Phone: (770) 616-7515
Office Phone: (770) 955-8300, Ext. 117

Online Letter of Map Change

LOMC Application

Application ID: R732814081347

Revision**Project Submission Details**

Case Number 14-04-9804P successfully created.

You will receive a confirmation e-mail shortly regarding your case creation. Please be sure to login to Online LOMC with your registered e-mail address and check periodically for status updates on this case.

CITY OF SMYRNA, COMMUNITY DEVELOPMENT DEPT.

Tree Survey, Conservation and Replacement Check List:

Project Name: Venture Homes, Inc.
Project Location: 619 Church Road
Smyrna Rezoning/Variance Number: NA
Corridor Design District: NA
Downtown Design District: NA
Date Reviewed: 8-9-14
Reviewed By: Robert Brettschneider
Email & Phone: robert@bouttetree.com 404-735-8272

General Comments:

- None

Minimum Density Requirements:

- Need calculation table

Tree Survey Comments:

- ISA Certified Arborist or Urban Forester to provide tree inventory

Specimen Tree(s) Comments:

- No comments until report provided

Specimen Tree Recompense:

- Unknown until report provided

Tree Protection Comments:

- Will review at plan stage

Planting Specifications:

- NA

Utilities:

- NA

Provide the following on the Landscape Plan:

- NA

Russell G. Martin

From: Eric Randall
Sent: Thursday, August 07, 2014 1:31 PM
To: Brennen Hicks; Sean Randall
Cc: Russell G. Martin; Bob White; Jesse Gunnin (jesse@gunninlandsurveying.com); Joan Woodward (joanwood@bellsouth.net); Ken Suddreth
Subject: RE: FW: Church Road tract - may need LOMA

When we met early in the discussion of this project, this option was not part of the conversation. I encourage you contact me set up a time to review the stormwater management concept and the field conditions. Give the very tight site constraints, there does not appear to be room to accommodate changes in design during the construction permit review phase. If the success of the project is dependent on this detention scheme, you should provide allowance for a SWM conceptual approval prior to zoning.

Best regards,

Eric J. Randall, PE
City Engineer
2190 Atlanta Road
Smyrna, GA 30080
Ph: 678-631-5381
Fx: 678-631-5443
erandall@smyrnaga.gov



From: Brennen Hicks [mailto:bhicks@bhdeng.com]
Sent: Thursday, August 07, 2014 12:35 PM
To: Sean Randall
Cc: Russell G. Martin; Eric Randall; Bob White; Jesse Gunnin (jesse@gunninlandsurveying.com); Joan Woodward (joanwood@bellsouth.net)
Subject: Re: FW: Church Road tract - may need LOMA

As discussed yesterday, we are also planning on doing a no-rise study in lieu of detention for the basin since it is such a small site next to a large basin area and floodplain. Similiar to what we have done in the past on parcels such as this one to show that the time to peak will not hit at the same time and thus not impact the floodplain area. Water quality will be accounted for on site and TSS met before we release into the floodplain. We understand that any release point will have to be above the floodplain elevation and will be designed as such.

Thanks in advance

--

Brennen Hicks, CE
BH&D Engineering, Inc.
678-462-4021

On Thu, Aug 7, 2014 at 11:34 AM, Sean Randall <seanr@venturehomes.com> wrote:

Rusty,

Per our conversation this morning, attached below is the letter from our consultant, Joan Woodward of Woodward Consulting Inc., who specializes in issues related to FEMA and floodplains, etc. It is Ms. Woodward's opinion that we can obtain a letter within 45-60 days from submittal (on August 18, 2014) concurring with and approving our "new" floodplain line consistent with the field run topographical survey of the subject property. Ms. Woodward is quite confident that we will be approved based upon her review of the attached survey provided by Gunnin Land Surveying. In terms of the calendar, 45 days from submittal would be approximately October 2nd and 60 days would be October 17th. Venture Homes would agree in advance to exempt from any Land Disturbance Permit ("LDP") granted by the City ANY portion of the property currently designated floodplain by the existing FEMA map until such time as the "new" floodplain line as shown in the survey and made a part of the FEMA Letter of Map Amendment ("LOMA") is approved by FEMA. Rusty, I want to thank you and the rest of the team at the City for all your help in this matter. Please do not hesitate to call if you have any questions or need additional information. Thank you again!

Sean Randall

Sean G. Randall

Venture Homes, Inc.

1580 Terrell Mill Road, Suite 100

Marietta, Georgia 30067

Mobile Phone: (770) 616-7515

Office Phone: (770) 955-8300, Ext. 117

E-Mail: seanr@venturehomes.com

From: Joan Woodward [mailto:joanwood@bellsouth.net]

Sent: Thursday, August 07, 2014 10:26 AM

To: Sean Randall

Subject: Re: Church Road tract - may need LOMA

Dear Sean,

I have reviewed your tract on Church Road and offer the following:

* The FEMA 100 year floodplain is regulated by the elevation shown on the flood profiles in the flood insurance study. The shaded area is approximate based upon available mapping at the time of the analysis. Field run survey is always more accurate than the mapping on the FIRM panel.

* The FEMA regulated *floodway* however, is regulated by the graphical line on the flood map .

* The 100 year floodplain on this tract is elevation 930 as delineated on the survey. Your proposed development does not encroach into either the floodplain Or the floodway.

* In order to alleviate any concerns on the part of the City, we can submit a LOMA on line showing the meets and bounds of a portion of the lot outside of the floodplain. FEMA will respond with a letter within 45 to 60 days concurring with the exhibit. There is no analysis required because we are further delineating the data provided by the FEMA analysis.

* I will obtain a case number for you on August 18.

If I can be of any additional help, please do not hesitated to call.

Sincerely,

Joan Woodward, PE

Woodward Consulting Inc

GA PE 14397

Sent from my iPad

On Aug 6, 2014, at 5:48 PM, Sean Randall <seanr@venturehomes.com> wrote:

Joanie,

Thank you for your prompt response and I apologize if I am interrupting your vacation. You were referred by Jesse Gunnin who said you are the best when it comes to FEMA floodplain issues and obtaining a Letter of Map Amendment (“LOMA”). It appears as if we are going to need one for a new project that we have submitted for re-zoning with the City of Smyrna. Jesse and his team have already done the field work to verify the actual floodplain line which is substantially different than the most recent FEMA map in the area. The City may request us to “table” our application pending successful filing of the LOMA. Obviously, this would have a most detrimental impact on our development plans and timing for getting this property under development. Please contact me at your earliest convenience on my mobile below. Thank you,

Sean

Mobile Phone: (770) 616-7515

From: Joan Woodward [<mailto:joanwood@bellsouth.net>]
Sent: Wednesday, August 06, 2014 5:09 PM
To: Sean Randall
Subject: Re: Church Road tract - may need LOMA

I am in Massachusetts and I just emptied voicemail. I can be reached at 770-380-0886

Sent from my iPad

On Aug 6, 2014, at 12:42 PM, Sean Randall <seanr@venturehomes.com> wrote:

Joanie,

I just tried to call you but your voicemail is full. Please call me at your earliest convenience on my mobile.

Thank you,

Sean

Sean G. Randall

Venture Homes, Inc.

1580 Terrell Mill Road, Suite 100

Marietta, Georgia 30067

Mobile Phone: (770) 616-7515

Office Phone: (770) 955-8300, Ext. 117

E-Mail: seanr@venturehomes.com

From: Jesse Gunnin [<mailto:jesse@gunninlandsurveying.com>]

Sent: Wednesday, August 06, 2014 12:06 PM

To: Joan Woodward

Cc: Sean Randall

Subject: Church Road tract - may need LOMA

Joanie,

We have performed a boundary and topographic survey (attached) off of Church Road in Smyrna for Sean Randall with Venture Homes, and the flood line per our topo is significantly different than the graphical representation on the FEMA map. I have both lines shown on my survey. Sean has been asked by the City to have a LOMA done prior to his rezoning.

Sean is going to give you a call directly to get your input on how best to proceed. Please let me know if there is anything further you need from me.

Thank you,

Jesse R. Gunnin, RLS

Gunnin Land Surveying, LLC

(678) 880-7502

www.gunninlandsurveying.com

Russell G. Martin

From: Sean Randall <seanr@venturehomes.com>
Sent: Thursday, August 07, 2014 11:34 AM
To: Russell G. Martin; Eric Randall
Cc: Bob White; Jesse Gunnin (jesse@gunninlandsurveying.com); Brennen Hicks - BH and D Engineers (Engineering, Land Planning) (bhicks@bhdeng.com); Joan Woodward (joanwood@bellsouth.net)
Subject: FW: Church Road tract - may need LOMA
Attachments: J. Gunnin Church Road Survey, Floodplain, Trees & Sewer Invert 07 08 14.pdf

Rusty,

Per our conversation this morning, attached below is the letter from our consultant, Joan Woodward of Woodward Consulting Inc., who specializes in issues related to FEMA and floodplains, etc. It is Ms. Woodward's opinion that we can obtain a letter within 45-60 days from submittal (on August 18, 2014) concurring with and approving our "new" floodplain line consistent with the field run topographical survey of the subject property. Ms. Woodward is quite confident that we will be approved based upon her review of the attached survey provided by Gunnin Land Surveying. In terms of the calendar, 45 days from submittal would be approximately October 2nd and 60 days would be October 17th. Venture Homes would agree in advance to exempt from any Land Disturbance Permit ("LDP") granted by the City ANY portion of the property currently designated floodplain by the existing FEMA map until such time as the "new" floodplain line as shown in the survey and made a part of the FEMA Letter of Map Amendment ("LOMA") is approved by FEMA. Rusty, I want to thank you and the rest of the team at the City for all your help in this matter. Please do not hesitate to call if you have any questions or need additional information. Thank you again!

Sean Randall

Sean G. Randall
Venture Homes, Inc.
1580 Terrell Mill Road, Suite 100
Marietta, Georgia 30067
Mobile Phone: (770) 616-7515
Office Phone: (770) 955-8300, Ext. 117
E-Mail: seanr@venturehomes.com

From: Joan Woodward [mailto:joanwood@bellsouth.net]
Sent: Thursday, August 07, 2014 10:26 AM
To: Sean Randall
Subject: Re: Church Road tract - may need LOMA

Dear Sean,

I have reviewed your tract on Church Road and offer the following:

- * The FEMA 100 year floodplain is regulated by the elevation shown on the flood profiles in the flood insurance study. The shaded area is approximate based upon available mapping at the time of the analysis. Field run survey is always more accurate than the mapping on the FIRM panel.
- * The FEMA regulated **floodway** however, is regulated by the graphical line on the flood map .
- * The 100 year floodplain on this tract is elevation 930 as delineated on the survey. Your proposed development does not encroach into either the floodplain Or the floodway.

* In order to alleviate any concerns on the part of the City, we can submit a LOMA on line showing the meets and bounds of a portion of the lot outside of the floodplain. FEMA will respond with a letter within 45 to 60 days concurring with the exhibit. There is no analysis required because we are further delineating the data provided by the FEMA analysis.

* I will obtain a case number for you on August 18.

If I can be of any additional help, please do not hesitate to call.

Sincerely,

Joan Woodward, PE
Woodward Consulting Inc
GA PE 14397

Sent from my iPad

On Aug 6, 2014, at 5:48 PM, Sean Randall <seanr@venturehomes.com> wrote:

Joanie,

Thank you for your prompt response and I apologize if I am interrupting your vacation. You were referred by Jesse Gunnin who said you are the best when it comes to FEMA floodplain issues and obtaining a Letter of Map Amendment ("LOMA"). It appears as if we are going to need one for a new project that we have submitted for re-zoning with the City of Smyrna. Jesse and his team have already done the field work to verify the actual floodplain line which is substantially different than the most recent FEMA map in the area. The City may request us to "table" our application pending successful filing of the LOMA. Obviously, this would have a most detrimental impact on our development plans and timing for getting this property under development. Please contact me at your earliest convenience on my mobile below. Thank you,

Sean
Mobile Phone: (770) 616-7515

From: Joan Woodward [<mailto:joanwood@bellsouth.net>]
Sent: Wednesday, August 06, 2014 5:09 PM
To: Sean Randall
Subject: Re: Church Road tract - may need LOMA

I am in Massachusetts and I just emptied voicemail. I can be reached at 770-380-0886

Sent from my iPad

On Aug 6, 2014, at 12:42 PM, Sean Randall <seanr@venturehomes.com> wrote:

Joanie,

I just tried to call you but your voicemail is full. Please call me at your earliest convenience on my mobile.

Thank you,

Sean

Sean G. Randall

Venture Homes, Inc.

1580 Terrell Mill Road, Suite 100

Marietta, Georgia 30067

Mobile Phone: (770) 616-7515

Office Phone: (770) 955-8300, Ext. 117

E-Mail: seanr@venturehomes.com

From: Jesse Gunnin [<mailto:jesse@gunninlandsurveying.com>]

Sent: Wednesday, August 06, 2014 12:06 PM

To: Joan Woodward

Cc: Sean Randall

Subject: Church Road tract - may need LOMA

Joanie,

We have performed a boundary and topographic survey (attached) off of Church Road in Smyrna for Sean Randall with Venture Homes, and the flood line per our topo is significantly different than the graphical representation on the FEMA map. I have both lines shown on my survey. Sean has been asked by the City to have a LOMA done prior to his rezoning.

Sean is going to give you a call directly to get your input on how best to proceed. Please let me know if there is anything further you need from me.

Thank you,

Jesse R. Gunnin, RLS

Gunnin Land Surveying, LLC

(678) 880-7502

www.gunninlandsurveying.com

LEGEND

- 1. 1/4" = 100'
- 2. 1/8" = 200'
- 3. 1/16" = 400'
- 4. 1/32" = 800'
- 5. 1/64" = 1600'
- 6. 1/128" = 3200'
- 7. 1/256" = 6400'
- 8. 1/512" = 12800'
- 9. 1/1024" = 25600'
- 10. 1/2048" = 51200'
- 11. 1/4096" = 102400'
- 12. 1/8192" = 204800'
- 13. 1/16384" = 409600'
- 14. 1/32768" = 819200'
- 15. 1/65536" = 1638400'
- 16. 1/131072" = 3276800'
- 17. 1/262144" = 6553600'
- 18. 1/524288" = 13107200'
- 19. 1/1048576" = 26214400'
- 20. 1/2097152" = 52428800'
- 21. 1/4194304" = 104857600'
- 22. 1/8388608" = 209715200'
- 23. 1/16777216" = 419430400'
- 24. 1/33554432" = 838860800'
- 25. 1/67108864" = 1677721600'
- 26. 1/134217728" = 3355443200'
- 27. 1/268435456" = 6710886400'
- 28. 1/536870912" = 13421772800'
- 29. 1/1073741824" = 26843545600'
- 30. 1/2147483648" = 53687091200'
- 31. 1/4294967296" = 107374182400'
- 32. 1/8589934592" = 214748364800'
- 33. 1/17179869184" = 429496729600'
- 34. 1/34359738368" = 858993459200'
- 35. 1/68719476736" = 1717986918400'
- 36. 1/137438953472" = 3435973836800'
- 37. 1/274877907344" = 6871947673600'
- 38. 1/549755814688" = 13743895347200'
- 39. 1/1099511629376" = 27487790734400'
- 40. 1/2199023258752" = 54975581468800'
- 41. 1/4398046517504" = 109951162937600'
- 42. 1/8796093035008" = 219902325875200'
- 43. 1/17592186070016" = 439804651750400'
- 44. 1/35184372140032" = 879609303500800'
- 45. 1/70368744280064" = 1759218607001600'
- 46. 1/140737488560128" = 3518437214003200'
- 47. 1/281474977120256" = 7036874428006400'
- 48. 1/562949954240512" = 14073748856012800'
- 49. 1/1125899908481024" = 28147497712025600'
- 50. 1/2251799816962048" = 56294995424051200'
- 51. 1/4503599633924096" = 112589990848102400'
- 52. 1/9007199267848192" = 225179981696204800'
- 53. 1/18014398537696384" = 450359963392409600'
- 54. 1/36028797075392768" = 900719926784819200'
- 55. 1/72057594150785536" = 1801439853769638400'
- 56. 1/144115188301571072" = 3602879707539276800'
- 57. 1/288230376603142144" = 7205759415078553600'
- 58. 1/576460753206284288" = 14411518830157107200'
- 59. 1/1152921506412568576" = 28823037660314214400'
- 60. 1/2305843012825137152" = 57646075320628428800'
- 61. 1/4611686025650274304" = 115292150641256857600'
- 62. 1/9223372051300548608" = 230584301282513715200'
- 63. 1/18446744102601097216" = 461168602565027430400'
- 64. 1/36893488205202194432" = 922337205130054860800'
- 65. 1/73786976410404388864" = 1844674410260109721600'
- 66. 1/147573952820808777728" = 3689348820520219443200'
- 67. 1/295147905641617555456" = 7378697641040438886400'
- 68. 1/590295811283235110912" = 14757395282080877772800'
- 69. 1/1180591622566470221824" = 29514790564161755545600'
- 70. 1/2361183245132940443648" = 59029581128323511091200'
- 71. 1/4722366490265880887296" = 118059162256647022182400'
- 72. 1/9444732980531761774592" = 236118324513294044364800'
- 73. 1/18889465961063523549184" = 472236649026588088729600'
- 74. 1/37778931922127047098368" = 944473298053176177459200'
- 75. 1/75557863844254094196736" = 1888946596106352354918400'
- 76. 1/151115727688508188393472" = 3777893192212704709836800'
- 77. 1/302231455377016376786944" = 7555786384425409419673600'
- 78. 1/604462910754032753573888" = 15111572768850818839347200'
- 79. 1/1208925821508065507147776" = 30223145537701637678694400'
- 80. 1/2417851643016131014295552" = 60446291075403275357388800'
- 81. 1/4835703286032262028591104" = 120892582150806550714777600'
- 82. 1/9671406572064524057182208" = 241785164301613101429555200'
- 83. 1/19342813144129048114364416" = 483570328603226202859110400'
- 84. 1/38685626288258096228728832" = 967140657206452405718220800'
- 85. 1/77371252576516192457457664" = 1934281314412904811436441600'
- 86. 1/154742505153032384914915328" = 3868562628825809622872883200'
- 87. 1/309485010306064769829830656" = 7737125257651619245745766400'
- 88. 1/618970020612129539659661312" = 15474250515303238491491532800'
- 89. 1/1237940041224259079319322624" = 30948501030606476982983065600'
- 90. 1/2475880082448518158638645248" = 61897002061212953965966131200'
- 91. 1/4951760164897036317277290496" = 123794004122425907931932262400'
- 92. 1/9903520329794072634554580992" = 247588008244851815863864524800'
- 93. 1/19807040659588145269109161984" = 495176016489703631727729049600'
- 94. 1/39614081319176290538218323968" = 990352032979407263455458099200'
- 95. 1/79228162638352581076436647936" = 1980704065958814526910916198400'
- 96. 1/158456325276705162152873295872" = 3961408131917629053821832396800'
- 97. 1/316912650553410324305746591744" = 7922816263835258107643664793600'
- 98. 1/633825301106820648611493183488" = 15845632527670516215287329587200'
- 99. 1/126765060221364129722298636797" = 31691265055341032430574659174400'
- 100. 1/253530120442728259444597273594" = 63382530110682064861149318348800'
- 101. 1/507060240885456518889194547188" = 12676506022136412972229863679700'
- 102. 1/1014120481770913037778389094376" = 25353012044272825944459727359400'
- 103. 1/2028240963541826075556778188752" = 50706024088545651888919454718800'
- 104. 1/4056481927083652151113556377504" = 101412048177091303777838909437600'
- 105. 1/8112963854167304302227112755008" = 202824096354182607555677818875200'
- 106. 1/16225927708334608604454225500016" = 405648192708365215111355637750400'
- 107. 1/32451855416669217208908451000032" = 811296385416730430222711275500800'
- 108. 1/64903710833338434417816902000064" = 1622592770833460860445422550001600'
- 109. 1/129807421666776868835633804000128" = 3245185541666921720890845100003200'
- 110. 1/259614843333553737671267608000256" = 6490371083333843441781690200006400'
- 111. 1/519229686667107475342535216000512" = 12980742166677686883563380400012800'
- 112. 1/1038459373334149510685070432001024" = 25961484333355373767126760800025600'
- 113. 1/2076918746668299021370140864002048" = 51922968666710747534253521600051200'
- 114. 1/4153837493336598042740281728004096" = 103845937333414951068507043200102400'
- 115. 1/8307674986673196085480563456008192" = 207691874666829902137014086400204800'
- 116. 1/16615349973346392170961126912016384" = 415383749333659804274028172800409600'
- 117. 1/33230699946692784341922253824032768" = 830767498667319608548056345600819200'
- 118. 1/66461399893385568683844507648065536" = 1661534997334639217096112691201638400'
- 119. 1/132922799786771137367689015296131072" = 3323069994669278434192225382403276800'
- 120. 1/265845599573542274735378030592262144" = 6646139989338556868384450764806553600'
- 121. 1/531691199147084549470756061184524288" = 13292279978677113736768901529613107200'
- 122. 1/1063382398294169098941512122369048576" = 26584559957354227473537803059226214400'
- 123. 1/2126764796588338197883024244738097152" = 53169119914708454947075606118452428800'
- 124. 1/4253529593176676395766048489476194304" = 106338239829416909894151212236904857600'
- 125. 1/8507059186353352791532096978952388608" = 212676479658833819788302424473809715200'
- 126. 1/17014118372706705583064193957904777216" = 425352959317667639576604848947619430400'
- 127. 1/34028236745413411166128387915809554432" = 850705918635335279153209697895238860800'
- 128. 1/68056473490826822332256775831619108864" = 1701411837270670558306419395790477721600'
- 129. 1/13611294698165364466451355166238217728" = 3402823674541341116612838791580955443200'
- 130. 1/272225893963307289329027103324764544512" = 6805647349082682233225677583161910886400'
- 131. 1/5444517879266145786580542066495290880256" = 1361129469816536446645135516623821772800'
- 132. 1/10889035758532291573166084132991191760512" = 27222589396330728932902710332476454451200'
- 133. 1/21778071517064583146332168265982335201024" = 544451787926614578658054206649529088025600'
- 134. 1/43556143034129166292664336531964670402048" = 1088903575853229157316608413299119176051200'
- 135. 1/8711228606825833258532867306392934084096" = 2177807151706458314633216826598233520102400'
- 136. 1/17422457213651666517065734612785868168192" = 4355614303412916629266433653196467040204800'
- 137. 1/34844914427303333034131469225571736337936" = 871122860682583325853286730639293408409600'
- 138. 1/69689828854606666068262938451143470675776" = 1742245721365166651706573461278586816819200'
- 139. 1/1393796577092133321365258769022869413515552" = 3484491442730333303413146922557173633793600'
- 140. 1/2787593154184266642730517381045718823111008" = 6968982885460666606826293845114347067577600'
- 141. 1/55751863083685332854610347620914366222221" = 139379657709213332136525876902286941351555200'
- 142. 1/11150372616737066570922069524182732444442" = 278759315418426664273051738104571882311100800'
- 143. 1/22300745233474133141844139048365464888884" = 557518630836853328546103476209143662222210000'
- 144. 1/4460149046694826628368827813673092977776" = 111503726167370665709220695241827324444420000'
- 145. 1/892029809338965325673765562734618555552" = 223007452334741331418441390483654648888840000'
- 146. 1/1784059618677930651347531125469231111104" = 44601490466948266283688278136730929777760000'
- 147. 1/3568119237355861302695062250938462222208" = 8920298093389653256737655627346185555520000'
- 148. 1/7136238474711722605390124501876924444416" = 17840596186779306513475311254692311111040000'
- 149. 1/14272476949423445210780249003753848888832" = 35681192373558613026950622509384622222080000'
- 150. 1/285449538988468904215604980075076977776" = 71362384747117226053901245018769244444160000'
- 151. 1/570899077976937808431209960150153955552" = 142724769494234452107802490037538488888320000'
- 152. 1/1141798155953875616862419920300307911104" = 2854495389884689042156049800750769777760000'
- 153. 1/2283596311907751233724839640600615822208" = 5708990779769378084312099601501539555520000'
- 154. 1/45671926238155024674496792812012316444416" = 11417981559538756168624199203003079111040000'
- 155. 1/91343852476310049348993585624024632888832" = 22835963119077512337248396406006158222080000'
- 156. 1/1826877049526200986979871712480492657776" = 456719262381550246744967928120123164444160000'
- 157. 1/36537540990524019739597434249609853155552" = 913438524763100493489935856240246328888320000'
- 158. 1/73075081981048039479194868499219706311104" = 18268770495262009869798717124804926577760000'
- 159. 1/146150163962096078958389736998439412622208" = 365375409905240197395974342496098531555520000'
- 160. 1/292300327924192157916779473996878825244416" = 730750819810480394791948684992197063111040000'
- 161. 1/584600655848384315833558947993757650488832" = 1461501639620960789583897369984394126222080000'
- 162. 1/11692013116967686316671178959875153097776" = 2923003279241921579167794739968788252444160000'
- 163. 1/233840262339353726333423579197503061955552" = 5846006558483843158335589479937576504888320000'
- 164. 1/46768052467870745266684715839500612311104" = 116920131169676863166711789598751530977760000'
- 165. 1/9353610493574149053336943167900124622208" = 2338402623393537263334235791975030619555520000'
- 166. 1/18707220987142898106673886335800249244416" = 467680524678707452666847158395006123111040000'
- 167. 1/37414441974285796213347772671600498488832" = 93536104935741490533369431679001246222080000'
- 168. 1/748288839485715924266955453432009977776" = 187072209871428981066738863358002492444160000'
- 169. 1/149657767897143184853391090686401955552" = 374144419742857962133477726716004984888320000'
- 170. 1/299315535794286369706782181372803911104" = 7482888394857159242669554534320099777760000'
- 171. 1/598631071588572739413564362745607822208" = 1496577678971431848533910906864019555520000'
- 172. 1/1197262143177145478827128725488015444416" = 2993155357942863697067821813728039111040000'
- 173. 1/239452428635429095765425745097602888832" = 5986310715885727394135643627456078222080000'
- 174. 1/47890485727085819153085149019520577776" = 11972621431771454788271287254880154444160000'
- 175. 1/95780971454171638306170298039041155552" = 2394524286354290957654257450976028888320000'
- 176. 1/19156194290834327661236596078082311104" = 478904857270858191530851490195205777760000'
- 177. 1/38312388581668655322473192156164622208" = 957809714541716383061702980390411555520000'
- 178. 1/766247771633373106449463843123292444416" = 191561942908343276612365960780823111040000'
- 179. 1/15324955432667462128989276862465888832" = 3831238858166

Russell G. Martin

From: Russell G. Martin
Sent: Wednesday, July 30, 2014 3:43 PM
To: 'seanr@venturehomes.com'
Subject: Meeting Date Notification - Rezoning - 619 Church Road

Dear Mr. Randall:

This email is to certify that an application for rezoning was received on July 11, 2014. 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, August 11, 2014 at 6:00 p.m. at City Hall (2800 King Street, Smyrna, GA 30080)

Mayor and Council Meeting: Monday, September 15, 2014, at 7:30 p.m. at City Hall

If you have any questions regarding the rezoning process, meeting times, or meeting places please feel free to contact me.

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: Wednesday, July 30, 2014 4:03 PM
To: Mayor and Council
Cc: Eric Taylor; Ken Suddreth
Subject: Rezoning Request Z14-021 - 619 Church Road
Attachments: Facade Description_Z14-021.pdf; Proposed Bldg Elev. & Flr Plans_Z14-021.pdf; Proposed Site Plan_Z14-021.pdf; Proposed Tree Plan_Z14-021.pdf; Rezoning Application_Z14-021.pdf; Land Use Vicinity Map_Z14-021.pdf; Zoning Vicinity Map_Z14-021.pdf

Dear Mayor and Council:

Community Development has received a rezoning application to rezone the property at 619 Church Road from R-15 & RTD to RTD-Conditional for the development of 49 townhomes at a density of 3.7 units per acre. The rezoning application is attached for your reference. The request will be scheduled to be heard by the PZB on August 11th and the M&C on September 15th. 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

