

Russell G. Martin

From: Joey Staubes
Sent: Tuesday, April 08, 2014 8:11 AM
To: Russell G. Martin
Subject: FW: Landlot 527 - Proposed Rezoning of Petty Property on Kings Springs Rd. / Kingsview Drive

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

From: Wade Lnenicka
Sent: Monday, April 07, 2014 8:47 PM
To: Joe Smelcer
Cc: Joey Staubes
Subject: Re: Landlot 527 - Proposed Rezoning of Petty Property on Kings Springs Rd. / Kingsview Drive

Joe:

Thank you for your message this evening. I will forward your concerns to the city staff who will make the recommendation to the City Council about the rezoning. If you don't mind, what is your address? I am trying to figure out where you live relative to the Petty's former home (the land being requested for rezoning). I would also like to add your contact information into my Address Book for future e-newsletters, announcements, etc. Please let me know if that would be ok. It will be for my use only.

The way detention ponds work should not result in any increase in insects, whether mosquitos or whatever. They simply capture any increased storm water runoff and meter it out slowly over time, not long enough for mosquitos to breed. All new developments must now build detention ponds, whereas 40 years ago those requirements did not exist.

The question about property values is important, and in general the answer will depend on the sale prices of the new homes and how they look and fit into the area. I encourage you to ask that question in the public hearing on April 21st. Did you attend the Planning & Zoning Commission when this item was heard, and if so what was said there about property values? (I do not attend the P & Z Commission meetings.) There were similar concerns a few years ago when the 7 new homes across Kingsview Drive were rezoned. I think those turned out ok for the neighborhood.

I appreciate you reaching out to me with your concerns, and I hope to meet you soon. Thank you and best wishes,

Wade Lnenicka

----- Original Message -----
Subject: Landlot 527
From: "Joe Smelcer" <joesmelcer@yahoo.com>
Date: Mon, April 7, 2014 7:50 am
To: "wade@wadeforsmyrna.com" <wade@wadeforsmyrna.com>

Hello Wade,

My name is Joe Smelcer and I live across the street from the proposed build on Kingsview Dr. I would like to voice my concern on the rezoning and building of these new homes on our

street. One of my biggest concerns of this proposal is the water retention pond to be placed behind the homes. Our area is already plagued with Mosquitos and believe this would create a potential increase in the population of these insects. Also, what will be the effect of property value by these homes being placed so close together on this corner. I will be attending the meeting on April 21st to further voice my opinion. Please note that our neighborhood ,as a whole, dislike the idea of so many homes on such a small lot and rezoning could potentially open a door for more builders to do the same.

Thanks,

- Joe Smelcer
(404)345-0268

CITY OF SMYRNA, COMMUNITY DEVELOPMENT DEPT.

Tree Survey, Conservation and Replacement Check List:

Project Name: Rezoning of 3713 King Springs Road
Project Location: Land Lot 527 17th District 2nd Section
Smyrna Rezoning/Variance Number: NA
Corridor Design District: NA
Downtown Design District: NA
Date Reviewed: February 24, 2014
Reviewed By: Robert Brettschneider
Email & Phone: robert@bouttetree.com- 404-735-8272

Tree Survey Comments:

Tree #303 31" diameter American Sweetgum (*Liquidambar styraciflua*)

- Tree does not meet specimen requirements based on diameter.

Tree #302 35" diameter Southern Red Oak (*Quercus falcata*)

- Diameter of this tree is 35 inches. Map and report reflect 25 inch Red Oak tree.
- Sounding of the lower trunk and root plate with a mallet revealed no decay in these areas.
- The codominate leads that fork off the main trunk have stem junctions that are collecting water. Decay was not noticed, but staining of the trunk was from the stagnant water collecting. An aerial assessment can be done to do drilling tests for detecting decay.
- I did not notice the 40% dieback in the canopy. At the time of my inspection the tree was showing significant bud swelling and no major deadwood.

At the time of my inspection this tree is to be considered a Specimen Tree per the City of Smyrna Tree Conservation and Replacement Ordinance Sec.106.30.

12.5" diameter Crabapple (*Malus species*)

- This specimen tree falls under the 106.30 (1) d section of the ordinance. Tag and identify tree on the survey.

At the time of my inspection this tree is to be considered a Specimen Tree per the City of Smyrna Tree Conservation and Replacement Ordinance Sec.106.30

Boundary Trees

- All boundary trees that meet the ordinance definition 106.29 shall be located on the survey.
- All tree root plates from adjacent properties that will be impacted during construction shall be located on the survey.

Russell G. Martin

From: Russell G. Martin
Sent: Friday, February 21, 2014 3:47 PM
To: Mayor and Council
Cc: Eric Taylor; 'Scott Cochran'
Subject: Rezoning Request - King Springs Road (Z14-008)
Attachments: Water and Sewer Letter_Z14-008.pdf; House Elevations and Floor Plans_Z14-004.pdf; Kingsview Rezoning Plat 8.5 x 11.pdf; Rzoning Application_Z14-008.pdf; Site Plan_Z14-008.pdf

Dear Mayor and Council:

The McLane Company has submitted a rezoning application for 3713 Kings Springs Road to rezone the subject property from R-15 to RAD-Conditional for the development of 4 new single-family homes. The subject property is 1.35 acres in size and the proposed development will have a density of 2.96 units/acre. The rezoning application, site plan and building elevations are attached for your reference. The rezoning case is scheduled to be heard by the P&Z Board on March 10th and the M&C on April 21st. Please let me know if you need any further information.

Thank you,

Rusty Martin, AICP
Senior Planner
City of Smyrna, Georgia
Department of Community Development
3180 Atlanta Road
Office: (678)631-5354
Fax: (770) 431-2808
Email: rgmartin@smyrnaga.gov

Russell G. Martin

From: Russell G. Martin
Sent: Friday, February 21, 2014 3:50 PM
To: 'b thompson'
Subject: Meeting Date Notification - Z14-008

Dear Mr. Thompson:

This letter is to certify that an application for rezoning was received on February 7, 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, March 10, 2014 at 6:00 p.m. at City Hall

Mayor and Council Meeting: Monday, April 21, 2014 at 7:30 p.m. at City Hall

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

Thank you,

Rusty Martin, AICP
Senior Planner
City of Smyrna, Georgia
Department of Community Development
3180 Atlanta Road
Office: (678)631-5354
Fax: (770) 431-2808
Email: rgmartin@smyrnaga.gov