

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

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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

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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,

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Jesse R. Gunnin, RLS
Gunnin Land Surveying, LLC
(678) 880-7502
www.gunninlandsurveying.com

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

