

GARVIS L. SAMS, JR.  
JOEL L. LARKIN  
PARKS F. HUFF

**SAMS, LARKIN & HUFF**  
A LIMITED LIABILITY PARTNERSHIP  
SUITE 100  
376 POWDER SPRINGS STREET  
MARIETTA, GEORGIA 30064-3448

770•422•7016  
TELEPHONE  
770•426•6583  
FACSIMILE

August 17, 2020

**VIA EMAIL**

Mr. Russell G. Martin, AICP, Director  
Community Development Department  
City of Smyrna  
3180 Atlanta Road  
Smyrna, GA 30080

Re: Application for Rezoning of Martinello Group, LLC to Rezone a 1.6 ± Acre Tract  
from RM-10 and R-15 to Conditional RAD (No. Z20-004)

Dear Rusty:

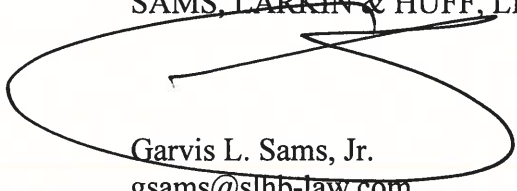
As you know, this case was requested to be indefinitely continued on March 24, 2020. Since that time, my clients have been able to meet with area residents, the Ward Councilperson, members of Staff and others. In that regard, please find attached a revised site plan reflecting 12 lots under the RDA district.

I will follow up with a letter of agreeable stipulations/conditions prior to the deadline date of this coming Friday which Joey Staubes gave me with respect to the formal submission of this site plan.

In the interim, please do not hesitate to call should you have any questions whatsoever regarding these matters. With kinds regards I am

Very truly yours,

~~SAMS, LARKIN & HUFF, LLP~~



Garvis L. Sams, Jr.  
[gsams@slhb-law.com](mailto:gsams@slhb-law.com)

GLS, Jr./jac

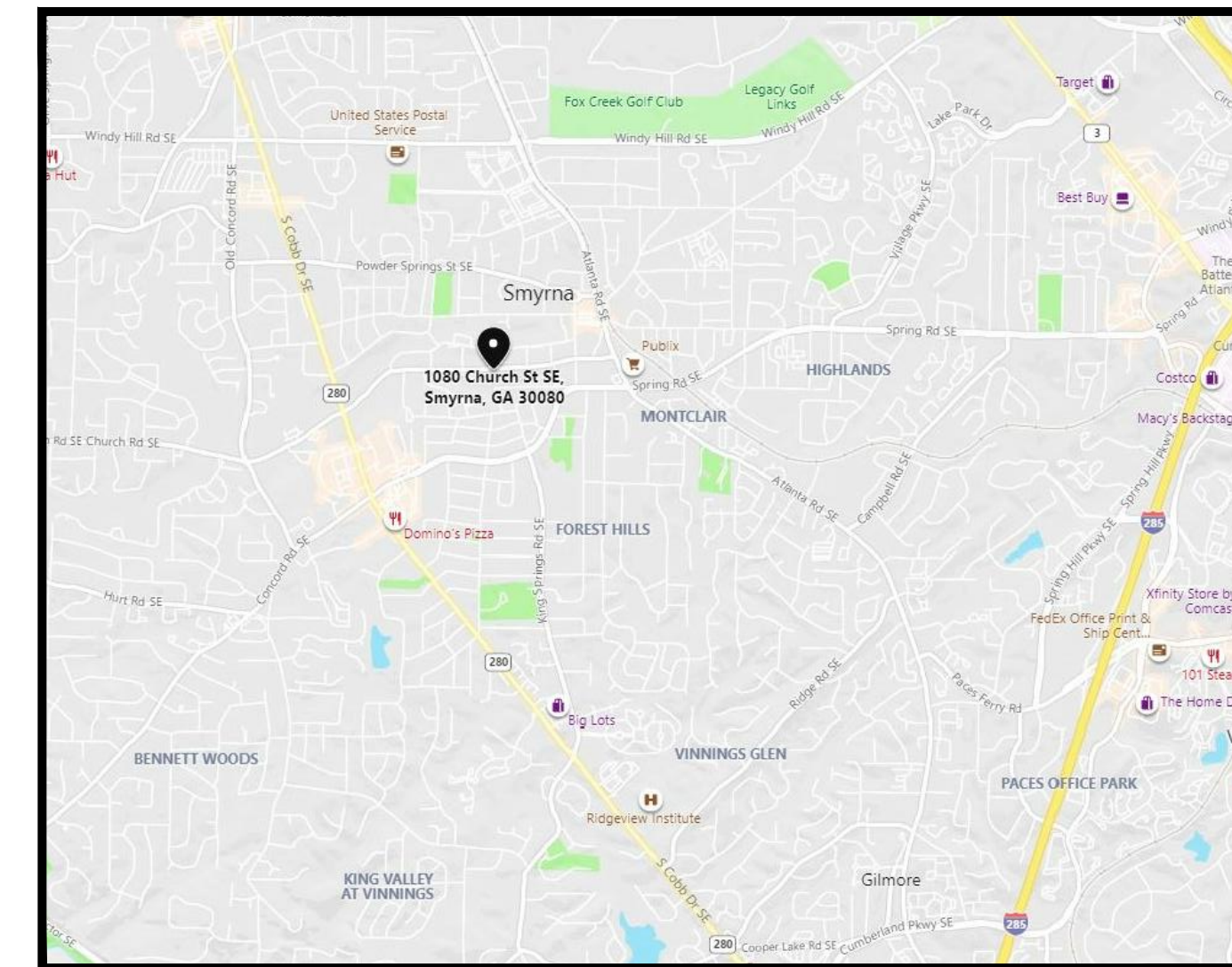


**VIA EMAIL:**

Mr. Russell G. Martin, AICP, Director  
Community Development Department  
City of Smyrna  
August 17, 2020  
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cc: Mr. Joe Romano, Martinello Group, LLC (via email w/attachments)  
Mr. Christian Martinello, Martinello Group, LLC (via email w/attachments)  
Mr. Joey Staubes, Planner II (via email w/attachments)



## VICINITY MAP

N.T.S

## SITE LEGEND

 PROPERTY LINE  
 CURB & GUTTER  
 STORMWATER DETENTION AREA  
 LOT COUNT

## SITE DATA

|                           |                                        |
|---------------------------|----------------------------------------|
| LOCAL JURISDICTION        | CITY OF SMYRNA                         |
| PRIMARY PARCEL ID         | 1704870048<br>1704870059<br>1704870046 |
| ZONING DESIGNATION*       | RAD (DETACHED)                         |
| OVERLAY DISTRICT          | N/A                                    |
| TOTAL PROPERTY ACREAGE    | ±1.58 ACRES                            |
| TOTAL DISTURBED ACREAGE   | TBD                                    |
| PROPOSED USE              | SINGLE-FAMILY<br>RESIDENTIAL           |
| LOT DENSITY               | 8.75 LOTS/AC                           |
| MAX BUILDING HEIGHT       | 35'                                    |
| DEVELOPABLE AREA (MIN)    | 1,382-SQ                               |
| MIN. LOT AREA REQ'D**     | 7,260-SQ                               |
| MIN. FLOOR AREA REQ'D***  | 1,800-SQ                               |
| MIN. LOT WIDTH REQ'D****  | 50'                                    |
| MINOR THOROUGHFARE*****   | 25'                                    |
| FRONT SETBACK (OTHER)**** | 40'                                    |
| SIDE SETBACK              | 5'                                     |
| REAR SETBACK*****         | 30'                                    |
| PARKING REQUIRED          | 2 PER DWELLING                         |

## ORDINANCE REDUCTIONS

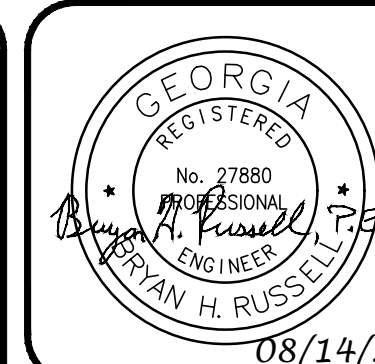
- \* PROPERTIES TO BE REZONED FROM R-15/RM-10 TO RAD  
 \*\*\* REQUESTING REDUCTION OF MIN. LOT AREA TO 3,441-SF  
 \*\*\* REQUESTING REDUCTION OF MIN. FLOOR AREA TO 1,260-SF  
 \*\*\*\*\* REQUESTING REDUCTION OF MIN. LOT WIDTH TO 43'  
 \*\*\*\*\* REQUESTING REDUCTION OF FRONT SETBACKS TO 22'  
 \*\*\*\*\* REQUESTING REDUCTION OF FRONT SETBACKS TO 22'  
 \*\*\*\*\* REQUESTING REDUCTION OF FRONT SETBACKS TO 22'  
 \*\*\*\*\* REQUESTING REDUCTION OF REAR SETBACKS TO 15'  
 \*\*\*\*\* REQUESTING REDUCTION IN ROW TO 38'

| LOT AREA   |                |
|------------|----------------|
| LOT NUMBER | SQUARE FOOTAGE |
| 1          | 3,441 (MIN)    |
| 2          | 3,483          |
| 3          | 3,483          |
| 4          | 3,483          |
| 5          | 3,483          |
| 6          | 5,097 (MAX)    |
| 7          | 3,745          |
| 8          | 3,840          |
| 9          | 3,840          |
| 10         | 3,840          |
| 12         | 4,788          |
| 13         | 23,057         |

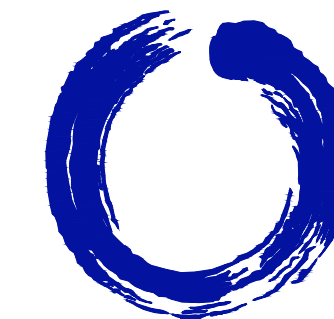
AVG LOT SIZE = 5,294 SF

# PRELIMINARY CONCEPT

NOTE:  
THIS CONCEPTUAL DESIGN SHOULD BE UTILIZED AS A GRAPHICAL REPRESENTATION OF A POSSIBLE DESIGN CHOICE. THE INFORMATION ON THIS PLAN WAS DESIGNED FROM LIMITED MATERIAL AND HAS ITS INACCURACIES, THEREFORE IT SHOULD NOT BE USED FOR CONSTRUCTION UNTIL ALL APPLICABLE MATERIAL NEEDED HAS BEEN REVIEWED AND INCORPORATED.



**CONTINEO GROUP**  
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**FIRM FOUNDATION  
BUILDERS**

P.O. BOX 813099  
SMYRNA, GA 30081

SMYRNA, GA 30081  
CONTACT: CHRISTIAN MARTINELLO  
770.434.9883

CHURCH STREET RESIDENTIAL  
DEVELOPMENT

ISSUED FOR: CONCEPT PLAN

ISSUED FOR: CONCEPT PLAN

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JURISDICTION: CITY OF SMYRNA

JURISDICTION: CITY OF SMYRNA

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LOCATION: 1080 CHURCH STREET,

| # | DATE | REVISIONS |
|---|------|-----------|
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|               |               |
|---------------|---------------|
| DRAWN:<br>SBA | CHECK:<br>BHR |
|---------------|---------------|

|         |         |
|---------|---------|
| JOB NO: | DATE:   |
| 20-102  | 08/12/2 |

# SITE CONCEPT 01

SHEET 01