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February 20, 2013

The Mayor and City Council
City of Roswell
Roswell City Hall
38 Hill Street
Roswell, GA 30075

RE: City Stream Buffer Variance- Smith Tract 3.29 acres located in Land Lot 425 of the 1st District, 2nd Section, Fulton County, Georgia.

Dear Mayor and Councilpersons:

Macauley Schmit, the applicant in the above referenced application, seeks a City Stream Buffer Variance approval of the above referenced property, for the purpose of constructing for sale residential development within the Groveway Overlay District.

To the east of the property is the Right of Way for Forrest Street, to the south and north of the property is existing residential development and to the west of the property is the Right of Way of Myrtle Street. The property is currently used for a commercial tree service company and there are several existing structures on the site.

As a part of the development plan, the applicant has submitted for an Army Corp of Engineers (ACOE) Nationwide 39 permit as well as a State Stream Buffer Variance in order to eliminate 240 l.f. of stream and the associated buffers.

It is the intention of the applicant to request a City Stream Buffer Variance to the portions of the creek and buffers referenced in the ACOE and State Stream Buffer Variance permit applications. The current streams on the site where the variance is requested, are not in a natural state and are the remnants of manmade drainage ditches. The current vegetation are grasses and spotty volunteer growth. The proposed development, as a part of the design, will provide an enhanced level of storm water quality and will achieve this through the use of various best management practices (BMP's). Some of the water quality tools that will be used are a storm water pond, enhanced swales and a series of bio-retention areas. The implementation of these BMP's as a part of the project's development will provide greater water quality of the storm water runoff than is achieved today.

Further, the granting of this Variance will have no negative impact on adjoining or nearby properties; in fact, this project provides an exceptional opportunity to set the standard for future development in this area while maintaining Roswell's highest standards for



quality. The development will not unduly tax any City of Roswell services, including, but not limited to, fire and police protection, water service and garbage collection. Sewer is available on the site by public Fulton County sewer.

Further, it is the position of the Applicant that the granting of this request at this time would benefit the City of Roswell, its citizens, surrounding property owners and the Property Owner by allowing this property to be developed in an economically reasonable manner, consistent with the area while minimizing the impact on infrastructure.

In so much as it is believed that this aforementioned Variance is in the best interest of the City of Roswell, its citizens, surrounding property owners and the Property Owner, Applicant respectfully requests that the City of Roswell approve this Variance Request as presented pursuant to the plans hereto attached.

Sincerely,
AEC, Inc.



Steven L. Rowe, ASLA
Vice President

SLR/CHM/slr
Attachments

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