



Case No.:

RZ16-0103
Planner's initials: *JA*

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 1170 Hightower Trl	
	Parcel Tax ID: 06 0363 00010 478	
	Land Lot(s):	Land District(s): C
	Total acreage: 0.58 ac	Council district: 2
	Current zoning: RZ	Current use: Vacant office
	Overlay district: Suburban Overlay	Future land use: Living Working Living Working Neighborhood

APPLICATION	Purpose of the application:	
	Check all that apply:	
	<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> Modification <input type="checkbox"/> Use permit(s) <input type="checkbox"/> Concurrent variance(s)
	Detailed request (include Code/Ordinance Section No. for concurrent variances):	
	Rezone existing structure property that is zoned RZ, but used as office, to C1 with possible concurrent variances.	
	Petitioner: LEFKO Properties, LLC	
Petitioner's address: 1170 Hightower Trl		
Phone: 404-661-3057		
Email: Marc@LefkoGroup.com		

OWNER	Property owner: LEFKO Properties, LLC	
	Owner's address: 9 West Park Ct	
	Phone: 404-846-6372	Email: Marc@LefkoGroup.com
	Signature (authorizing initiation of the process): <i>Marc Lefko</i>	
If the property is under contract and the owner is unavailable to sign, provide a copy of the contract		

- TO BE FILLED OUT BY P&Z STAFF -

Pre-application meeting date: 10/27/2016	Anticipated application date: 12/06/2016
CM1 date, time, and location: 11/16/2016, CAC, 7:00pm	
ADDITIONAL INFORMATION NEEDED:	
Site plan	



APPLICATION

REZONING, USE PERMIT, ZONING MODIFICATION AND CONCURRENT VARIANCE

Application checklist:

Page No.	Item	Completed/ Included in Submittal
1	Project Information Sheet	<input checked="" type="checkbox"/>
2 - 4	Detailed process and instructions <i>*new mailing requirement*</i>	N/A
5	Application Form	<input checked="" type="checkbox"/>
6 - 8	Authorization and Disclosure forms	<input checked="" type="checkbox"/>
	Additional requirements:	
9	Letter of Intent	<input checked="" type="checkbox"/>
9	Zoning Impact Analysis	<input checked="" type="checkbox"/>
9	Use Permit Analysis	<input checked="" type="checkbox"/>
10	Concurrent Variance Analysis <i>*new criteria*</i>	<input checked="" type="checkbox"/>
11	Environmental Site Analysis	<input checked="" type="checkbox"/>
12	Environmental Impact Report	<input type="checkbox"/> or N/A <input checked="" type="checkbox"/>
12	Traffic Impact Study	<input type="checkbox"/> or N/A <input checked="" type="checkbox"/>
12	Development of Regional Impact	<input type="checkbox"/> or N/A <input checked="" type="checkbox"/>
12	Chattahoochee River Corridor Certificate	<input type="checkbox"/> or N/A <input checked="" type="checkbox"/>
12	Public Participation Report	N/A
13 - 14	Survey, Site Plan and Legal Description Checklist	<input checked="" type="checkbox"/>
15	Meeting schedule	N/A
16	Fee schedule	N/A
17	Sign specifications	N/A
18	Sign-in sheet suggested format	N/A

Provide also:

All the documents electronically (CD/DVD, thumb drive or via email) Note: The Legal Description must be in a Word document	<input checked="" type="checkbox"/>
Site plan: one (1) copy on 11"x17" and two (2) full-scale copies	<input checked="" type="checkbox"/>
Elevations and/or sections: one (1) copy on 11"x17" <i>*new item*</i>	<input type="checkbox"/> N/A
Sign-in sheet completed at CMI	<input checked="" type="checkbox"/>

The Director reserves the right to request additional information deemed necessary to analyze the request. Incomplete applications will not be accepted.

Planner's initials: a



Case No.:

RZ16-0103

Planner's initials: KA

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 1170 Hightower Trail, Sandy Springs, GA 30350	
	Parcel Tax ID: 06-0363-0001-047-8	
	Land Lot(s): 363	Land District(s): 6th
	Total acreage: .55 ac / 24170.4 sq. ft.	Council district: 2
	Current zoning: R2	Current use: Office
	Overlay district: Suburban Overlay District	Future land use: Living-Working Neighborhood

APPLICATION	Purpose of the application: Rezone property fro R2 to C1	
	Check all that apply:	
	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Modification <input type="checkbox"/> Use permit(s) <input type="checkbox"/> Concurrent variance(s)	
	Detailed request (include Code/Ordinance Section No. for concurrent variances):	
	Rezone property from R2 to C1 for general commercial use.	
	Petitioner: Marc Lefkovits	
	Petitioner's address: 6208 Ferry Drive, Sandy Springs, GA 30328	
Phone: 404-661-3057	Email: marc@lefkogroup.com	

RECEIVED

DEC 06 2016

City Of Sandy Springs
Community Development

OWNER	Property owner: Lefko Properties, LLC	
	Owner's address: 9 West Park Court, Atlanta, GA 30342	
	Phone: 404-661-3057	Email: marc@lefkogroup.com
	Signature (authorizing initiation of the process):	
	<i>If the property is under contract and the owner is unavailable to sign, provide a copy of the contract</i>	

OCT 27 2016 TO BE FILLED OUT BY P&Z STAFF -

DEC 6, 2016

Pre-application meeting date: [REDACTED]	Anticipated application date: [REDACTED]
CM1 date, time, and location: Nov 16, 2016	
ADDITIONAL INFORMATION NEEDED:	
waiting on updated site plan	



Case No.:

RZ16-0103

Planner's initials: *JK*

APPLICATION FORM

APPLICATION	Purpose of the application: Rezone property from R2 to C1
	Check all that apply:
	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Modification <input type="checkbox"/> Use permit(s) <input type="checkbox"/> Concurrent variance(s)
	Detailed request (include Zoning Ordinance section No. for concurrent variances):
	Rezone property from R2 to C1 for general commercial use.

COMMUNITY MEETING REPORT	Date and location of CM1: November 16th, 2016 - Community Assistance Center
	Beginning time: 7:00 PM End time: 8:30 PM
	Summary of concerns discussed:
	Will we be able to see the new business from our home on Wing Street?
	What if you decide to build a new 3 story building in the future?
	How much traffic do you foresee your business will add to Hightower Trail?
	Comment by attendee Craig Sears: This property should have been rezoned C1 years ago as it was used as a commercial space but the previous owner did not take the time to rezone.
	Does the application address the concerns discussed at the CM1? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Explain:
It is our intent to renovate the existing structure for use and not build new.	
Rezoning is site specific so if we decided to rebuild in the future we would have to go through this process again.	
We will only have a few parking spaces and it is not a retail situation so very little traffic increase is what we foresee.	

- TO BE FILLED OUT BY P&Z STAFF -

Application date: Dec 6, 2016	Planning Commission date: March 16, 2017
CM2 date and time: January 2017	Mayor and City Council date: April 18, 2017
OFFICIAL REQUEST (FOR PUBLICATION):	
Waiting for updated Site Plan	

RECEIVED

DEC 06 2016
City Of Sandy Springs
Community Development

January 9, 2017 ←



AUTHORIZATION FORM – PART I

A- If the applicant is also the owner of the subject property:
Fill out the following section and have it notarized.

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.	
Owner's name: Lefko Properties, LLC	Sworn and subscribed before me this <u>29</u> th day of <u>November</u> 20 <u>16</u> Notary public: <i>Damion Dias</i> Seal: Commission expires: <u>11/13/2017</u>
Address: 9 West Park Ct.	
City, State, Zip Code: Atlanta, GA 30342	
Email address: marc@lefkogroup.com	
Phone number: 404-846-6372	
Owner's signature: <i>Marc Lefkovits</i>	

B- If the applicant is *not* the owner of the subject property:
Fill out the following section, check the appropriate statement and have it notarized.

Applicant states under oath that:	
<input type="checkbox"/> He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (<i>attach a copy of the contract</i>); or <input type="checkbox"/> He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or <input type="checkbox"/> He/she has an estate of years which permits the applicant to apply (<i>attach a copy of the lease</i>)	
Applicant's name: Marc Lefkovits	Sworn and subscribed before me this <u>29</u> th day of <u>November</u> 20 <u>16</u> Notary public: <i>Damion Dias</i> Seal: Commission expires: <u>11/13/17</u>
Company name: Lefko Properties, LLC	
Address: 9 West Park Ct.	
City, State, Zip Code: Atlanta, GA 30342	
Email address: marc@lefkogroup.com	
Phone number: 404-661-3072	
Applicant's signature: <i>Marc Lefkovits</i>	



AUTHORIZATION FORM – PART II

C- If an agent or attorney will represent the owner and/or the applicant:
Fill out the following section and have it notarized.

Agent's name:
Company:
Address:
City, State, Zip Code:
Email address:
Phone number:
Agent's signature:
Applicant's signature:

Sworn and subscribed before me this
_____th day of _____ 20____
Notary public:
Seal:
Commission expires:



DISCLOSURE OF CONTRIBUTION FORM

Within the (2) years immediately preceding the filing of this zoning application have you made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to the Mayor or any member of the City Council? Yes No

List all individuals or business entities which have an ownership interest in the property which is the subject of this application: N/A

Campaign Contributions:			
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name: Marc Lefkovits	Signature: <i>Marc Lefkovits</i>	Date: 11/29/16
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Note: Each party involved in the application must sign an individual copy of this form.



Case No.:

Planner's initials: *JK*

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 1170 Hightower Trl	
	Parcel Tax ID: 06 0363 00010 478	
	Land Lot(s):	Land District(s): 6
	Total acreage: 0.58 ac	Council district: 2
	Current zoning: RZ	Current use: Vacant office
	Overlay district: Suburban Overlay	Future land use: vacant Living Working Neighborhood

APPLICATION	Purpose of the application:	
	Check all that apply: <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Modification <input type="checkbox"/> Use permit(s) <input type="checkbox"/> Concurrent variance(s)	
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- TO BE FILLED OUT BY P&Z STAFF -

Pre-application meeting date: 10/27/2016	Anticipated application date: 12/06/2016
CM1 date, time, and location:	
ADDITIONAL INFORMATION NEEDED:	
Site plan	

UNITED STATES POSTAL SERVICE
1 LAKESHORE CIR NE
ATLANTA GA 30324

COMMUNITY ACTION CENTER INC
P.O. BOX 501298
ATLANTA GA 31150 1298

STARR MAUREEN
220 TOWERGATE PL
SANDY SPRINGS GA 30350

DESAI SHAILESH
8560 HOPE MEWS CT
SANDY SPRINGS GA 30350

RONALD D JOHNSON LIVING TRUST
8575 HOPE MEWS CT
SANDY SPRINGS GA 30350

BONNER JONES AMY L
6700 ROSWELL RD UNIT 17F
ATLANTA GA 30328

PICKARD JONATHAN L
8600 HOPE MEWS CT
SANDY SPRINGS GA 30350

WHITMIRE JESSICA ASHLEY
115 TOWERGATE PL
SANDY SPRINGS GA 30350

MURPHY YVONNE C
871 SPALDING DR
ATLANTA GA 30328

SMITH LOLA B & STEVEN W
8725 ROSWELL RD
ATLANTA GA 30350

BREA ATLANTA GARDENS LLC
3131 ELLIOTT AVE SUITE 500
SEATTLE WA 98121

BORDIN INGRID C
310 FORESTGATE CT #310
ATLANTA GA 30350

DASHEVSKAYA VITALIYA
135 TOWERGATE PL
SANDY SPRINGS GA 30350

NESTEGG LLC
140 CHARLESTON CIR
ROSWELL GA 30076

HAMDAN IMAD
305 TOWERGATE PL
SANDY SPRINGS GA 30350

SEARS PROP LLC
1180 HIGHTOWER TRL SUITE 200
ATLANTA GA 30350

FULTS RANDY & COLLEEN
200 TOWERGATE PL
SANDY SPRINGS GA 30350

BEDARD JENNIFER R
120 TOWERGATE PL
SANDY SPRINGS GA 30350

CK PROPERTY INVESTMENTS LLC
1140 HIGHTOWER TRL BLDG 2-300
SANDY SPRINGS GA 30350 2988

BARNWELL JULIE T & STEWART H
505 TOWERGATE PL
SANDY SPRINGS GA 30350

GOLDEN JOANN
2042 HEATHERMERE WAY
ROSWELL GA 30075

COLLINS KIMBERLY M
235 TOWERGATE PL
SANDY SPRINGS GA 30350

RINKAVAGE MIRIAM
315 TOWERGATE PL
SANDY SPRINGS GA 30350 2990

NASHKHO RETA A
210 TOWERGATE PL
SANDY SPRINGS GA 30350

SHAFT JACK & LINDA H
8580 HOPE MEWS CT
SANDY SPRINGS GA 30350

HARRIS JEFFREY L
8585 HOPE MEWS CT
SANDY SPRINGS GA 30350

DYE NICOLE K.
8504 ANGELS WALK
ATLANTA GA 30350

COMMUNITY ACTION CENTER INC
P O BOX 501298
ATLANTA GA 31150 1298

SAPPINGTON TRECIA H
1170 WING ST NE
SANDY SPRINGS GA 30350

HINKLE CARL & LINDSAY A
8500 ANGELS WALK
SANDY SPRINGS GA 30350

MAHAN REBECCA
8565 HOPE MEWS CT
SANDY SPRINGS GA 30350

KETISCH TANJA CLARKE IVAN L
1160 WING ST
SANDY SPRINGS GA 30350

MODABBER MOHAMMAD
5515 WING ST
SANDY SPRINGS GA 30350

EL ITR ZUHAIR
110 RIVER LANDING DR
ROSWELL GA 30075

1215 HIGHTOWER LLC
1215 HIGHTOWER TRL # B-100
ATLANTA GA 30350

MILLER RANDALL J & HOLLY S
8545 HOPE MEWS CT
SANDY SPRINGS GA 30350

S P N ENTERPRISES INC
8549 ROSWELL RD NE
SANDY SPRINGS GA 30350

ELEVEN THREE FIVE HIGHTOWER
1135 HIGHTOWER TRL
SANDY SPRINGS GA 30350

MILLER WILLIAM C & MICHAEL P
8595 HOPE MEWS CT
SANDY SPRINGS GA 30350

BLACK TREVOR
8615 HOPE MEWS CT
SANDY SPRINGS GA 30350

JINVIR PARTNERS LLC
8529 ROSWELL RD
SANDY SPRINGS GA 30350

PARKS S MICHAEL
9630 RIVERLAKE DR
ROSWELL GA 30075

CANTU KIMBERLY M
300 FORESTGATE CT
SANDY SPRINGS GA 30350

WALKER PHILLIP W
430 FORESTGATE CT
SANDY SPRINGS GA 30350

MORGAN ADAM & NGUYEN VAN
230 TOWERGATE PL
SANDY SPRINGS GA 30350

RAZA SYED H
245 TOWERGATE PL
SANDY SPRINGS GA 30350

KNERR MICHAEL
355 TOWERGATE PL
SANDY SPRINGS GA 30350

CHALMERS JOAN I
340 FORESTGATE CT
SANDY SPRINGS GA 30350

FREIDHOFF JENNIFER F
325 TOWERGATE PL
SANDY SPRINGS GA 30350

CONTINENT USA LIMITED
6490 SCOTT VALLELY DR
ATLANTA GA 30328

PHINNEY IRENE V
335 TOWERGATE PL
SANDY SPRINGS GA 30350 2990

MILLER FREDERICK A & SUSAN C
330 FORESTGATE CT
SANDY SPRINGS GA 30350

CHRISTENSEN PERNILLE
515 TOWERGATE PL
SANDY SPRINGS GA 30350

LINDSEY FRANK M
350 FORESTGATE CT
SANDY SPRINGS GA 30350

SMITH VALLY ELIZABETH
460 FORESTGATE CT
SANDY SPRINGS GA 30350

NATION VIRGIL B & SUSAN W
205 TOWERGATE PL NW # #6400
ATLANTA GA 30350

ONEILL RYAN E
410 FORESTGATE CT
SANDY SPRINGS GA 30350

LAMB WARD & PITTMAN ASA II
100 TOWERGATE PL
SANDY SPRINGS GA 30350

SMITH LISA M
420 FORESTGATE CT
SANDY SPRINGS GA 30350

KEETS KENT E
405 TOWERGATE PL
SANDY SPRINGS GA 30350

ROSAS MARLENE &
ALMONTE ELIZABETH C
240 TOWERGATE PL
SANDY SPRINGS GA 30350

VBS LLC
9675 AUTRY FALLS DR
ALPHARETTA GA 30022

SOPER SCOTT & VIVIENNE
24 GRANGE PADDOCK
HIGHBRIDGE, SOMERSET TA9 4RW
UK

ALARCON ANNE M
470 FORESTGATE CT
SANDY SPRINGS GA 30350

YARBROUGH CRISTY L
345 TOWERGATE PL
SANDY SPRINGS GA 30350

ZABALA RAFAEL S & VICENTA E
125 TOWERGATE PL
SANDY SPRINGS GA 30350

KADUK JOHN L & CARUSO KATIE E
450 FORESTGATE CT
SANDY SPRINGS GA 30350

KELLEY SEAN & KELLEY JONALISA
225 TOWERGATE PL
SANDY SPRINGS GA 30350

SIEGEL KATHRYN
215 TOWERGATE PL
SANDY SPRINGS GA 30350

DELGADILLO NANCY
400 FORESTGATE CT
SANDY SPRINGS GA 30350 2909

SANDFORD JOHN
415 TOWERGATE PL
SANDY SPRINGS GA 30350

STEEN ROBERT B
525 TOWERGATE PL
ATLANTA GA 30050

BRAYTON DENISE M & DARYL L
510 TOWERGATE PL
SANDY SPRINGS GA 30350

T C M TRADING INC
1150 HIGHTOWER TRL
DUNWOODY GA 30350 2910

EIDENSCHINK MICHAEL
8345 NW 66TH ST # 2329
MIAMI FL 33166

ROTHSTEIN SAMUE & AMANDA
320 FORESTGATE CT
SANDY SPRINGS GA 30350

COMSA CLAUDIU I
535 TOWERGATE PL
SANDY SPRINGS GA 30350

HOPSON MELVIN C
1515 S PRAIRIE AVE #513
CHICAGO IL 60605 3020

CORDELL HEATHER B
465 TOWERGATE PL
SANDY SPRINGS GA 30350

CHEN MEI LEI TIFFANY
106 MONET LN # 106
FOLSOM CA 95630

MIKEN PROPERTIES LLC
1132 HIGHTOWER TRL STE C
ATLANTA GA 30305

JOSE RAJESH & MICHAEL MINI ANN
8590 HOPE MEWS CT
SANDY SPRINGS GA 30350

KESLER STEPHANIE & PEGGY
P.O. BOX 11421
ROANOKE VA 24022

BREA ATLANTA GARDENS LLC
3131 ELLIOTT AVE SUITE 500
SEATTLE WA 98121

FEDERAL NATIONAL MORTGAGE
ASSOCIATION
3900 WISCONSIN AVE NW
WASHINGTON DC 20016 2899

REGISTRE PERIN
500 TOWERGATE PL
SANDY SPRINGS GA 30350

AUTOMOTIVE FOREIGN SERVICE INC
8158 ROSWELL RD
ATLANTA GA 30350

HARRIS CHERRY B
236 GLEN LAKE DR
ATLANTA GA 30327

CAR WASH ATLANTA LLC
3097 DUNTON ST
SMYRNA GA 30080

BROWNE STEWART R MFG CO INC
1165 HIGHTOWER TRL
SANDY SPRINGS GA 30350

HEALEY MICHAEL P
1145 HIGHTOWER TRL
SANDY SPRINGS GA 30350

MECCA PROPERTIES GROUP LLC
1215 HIGHTOWER TRL # B100
ATLANTA GA 30350

COMER CLARICE F
5650 EDEN ROC LN NE
ATLANTA GA 30342 1011

ULRICH CHI CHI MARINO & LUCAS
NIKI M
8555 HOPE MEWS CT
SANDY SPRINGS GA 30350

HONEYCUTT PATRICIA
8540 HOPE MEWS CT
SANDY SPRINGS GA 30350

HICKORY HILL LANDSCAPING INC
1115 HOPE RD # S 100
DUNWOODY GA 30350 2966

MATLOCK ROBIN
3827 MEETING ST
DULUTH GA 30096

APS PROPERTY ASSOCIATES LLC
1215 HIGHTOWER TRL # 220 D
ATLANTA GA 30350

LEFKO Properties, LLC
9 West Park Ct. NW
Atlanta, GA 30342-402

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Atlanta, GA 30342-402

LEFKO Properties, LLC
9 West Park Ct. NW
Atlanta, GA 30342-402

LEFKO Properties, LLC
9 West Park Ct. NW
Atlanta, GA 30342-402

We invite you to a **COMMUNITY MEETING**

to discuss the rezoning of

1170 Hightower Trail

Case No. RZ16-0103

from R2 to C1 with possible concurrent variances

Wednesday, November 16, 2016 at 7:00pm

Community Assistance Center

1130 Hightower Trail, Atlanta, GA 30350

Applicant: Lefko Properties, LLC

We invite you to a **COMMUNITY MEETING**

to discuss the rezoning of

1170 Hightower Trail

Case No. RZ16-0103

from R2 to C1 with possible concurrent variances

Wednesday, November 16, 2016 at 7:00pm

Community Assistance Center

1130 Hightower Trail, Atlanta, GA 30350

Applicant: Lefko Properties, LLC

We invite you to a **COMMUNITY MEETING**

to discuss the rezoning of

1170 Hightower Trail

Case No. RZ16-0103

from R2 to C1 with possible concurrent variances

Wednesday, November 16, 2016 at 7:00pm

Community Assistance Center

1130 Hightower Trail, Atlanta, GA 30350

Applicant: Lefko Properties, LLC

We invite you to a **COMMUNITY MEETING**

to discuss the rezoning of

1170 Hightower Trail

Case No. RZ16-0103

from R2 to C1 with possible concurrent variances

Wednesday, November 16, 2016 at 7:00pm

Community Assistance Center

1130 Hightower Trail, Atlanta, GA 30350

Applicant: Lefko Properties, LLC

From: Regina Fischel | Lefko Construction
To: "mary.mccarney@gmail.com"; "craig@searspool.com"
Cc: "Tovar, Louisa"; Marc Lefkovits | LEFKO Group
Subject: 1170 Hightower Trail Rezoning Community Meeting 1
Date: Monday, November 28, 2016 4:54:00 PM
Attachments: [image002.png](#)
[image005.png](#)

Hello Mary and Craig,

We appreciate you taking the time to attend our Community Meeting on November 16th regarding the rezoning of 1170 Hightower Trail. I hope we answered your questions thoroughly and addressed all of your concerns.

If you don't mind sharing your phone number with Marc directly, he would like to follow up with you to see if you have any additional questions.

Our next Community Meeting will be held on December 21st at Sandy Springs City Hall at 6:00pm. You will receive a postcard notice in the mail soon.

Thank you again for attending.

Regina Fischel

C 404-272-8533
O 404-846-6372
F 404-365-8328



www.lefkoconstruction.com



2015 Protégé of
JACOBS

RECEIVED

DEC 06 2016

City Of Sandy Springs
Community Development

*** LEGEND ***

- POB POINT OF BEGINNING
- L/L LAND LOT LINE
- M/H MAN HOLE
- SSL SANITARY SEWER LINE
- CO SAN SEWER CLEANOUT
- CB GAS BASIN
- JB JUNCTION BOX
- DI DRAINAGE INLET
- YI YARD INLET
- (HW) HEAD WALL
- PP POWER POLE
- PW POWER LINE
- SSE SANITARY SEWER ESMT.
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- AE ACCESS EASEMENT
- TR TOP OF BANK
- CMF CORRUGATED METAL PIPE
- RCP REINFORCED CONC. PIPE
- APP AS PER PLAT
- APD AS PER DEED
- APR AS PER RECORD
- APF AS PER FIELD
- BC BACK OF CURB
- EP EDGE OF PAVEMENT
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- GM GAS METER
- GV GAS VALVE
- WM WATER METER
- VV WATER VALVE
- OH OVERHANG
- OU OWNERSHIP UNCLEAR
- [Symbol] INDICATES STAIRS
- IP IRON PIN FOUND
- IPS IRON PIN SET
- OTP OPEN TOP PIPE FOUND
- CTP CRIMP TOP PIPE FOUND
- RB REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- MAG MAGNETIC READING IP
- AI ANGLE IRON FOUND
- CP CALCULATED POINT
- X-X FENCE
- CLF CHAIN LINK FENCE
- WDF WOOD FENCE
- WFF WIRE FENCE
- WW WET WEATHER
- FC FENCE CORNER
- BL BUILDING LINE
- R/W RIGHT-OF-WAY
- PL PROPERTY LINE
- PC PROPERTY CORNER
- CL CENTER LINE
- CPT CARPORT
- PS SCREEN PORCH
- P PORCH
- FH FIRE HYDRANT
- BR BRICK
- FR FRAME
- WD WOOD
- SN SIGN
- P PLAT
- D DEED
- R RECORD
- F FIELD
- N NGORS
- N PINE
- HW HARDWOOD

SPECIAL NOTES

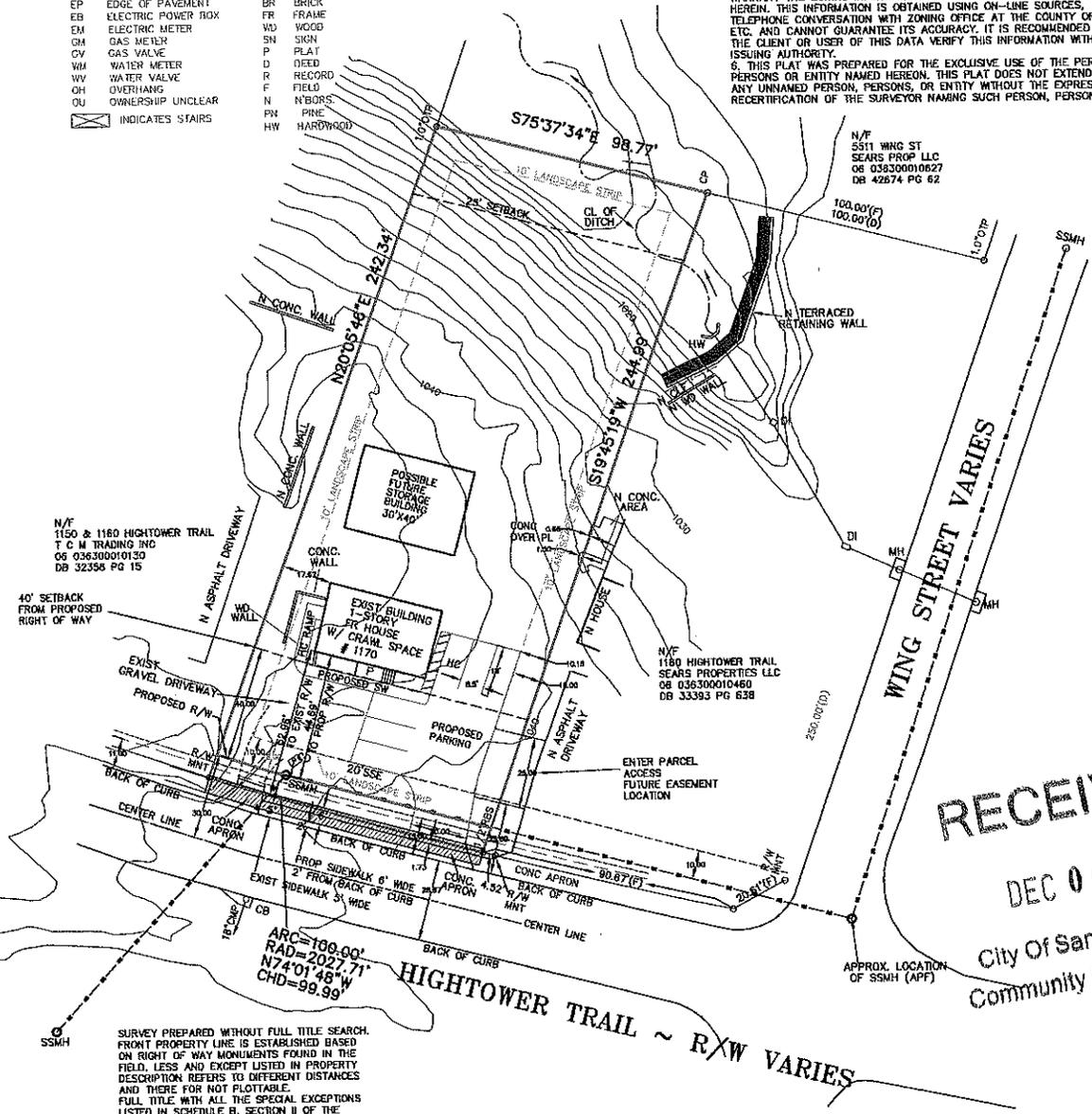
THIS SURVEY PLAT ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

SURVEY NOTES

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ELEVATION NOTE

TOPOGRAPHY SHOWN HERE IS TAKEN FROM GIS FULTON COUNTY MAPS. LOCATION IS APPROXIMATE. SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. SHOWN AS PER OWNERS REQUEST.



PROPERTY ADDRESS:
1170 HIGHTOWER TRAIL
SANDY SPRINGS, GA 30350

LAND AREA:
0.55 AC
24170.40 SF

PLAT PREPARED FOR:	
LEFKO PROPERTIES, LLC	
LOT	BLOCK
SUBDIVISION	UNIT
LAND LOT 363	6TH DISTRICT SECTION
FULTON COUNTY, GEORGIA	
FIELD WORK DATE NOV 03, 2016	PRINTED/SIGNED DEC 01, 2016
PLAT BOOK DEED BOOK 56720	PAGE 85
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE USUAL STANDARDS AND REQUIREMENTS OF LAW.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

JP
COORD # 20162112
DWG # 20162112-PROPOSED

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

70 LENOX POINTS,
ATLANTA, GA 30384
FAX 404-801-0941
TEL 404-852-8747
INFO@SURVEYLANDEXPRESS.COM

*** LEGEND ***

- POB POINT OF BEGINNING
- LLL LAND LOT LINE
- MH MAN HOLE
- SSL SANITARY SEWER LINE
- CO SASH SEWER CLEANOUT
- CB CATCH BASIN
- JB JUNCTION BOX
- DI DRAINAGE INLET
- YI YARD INLET
- (WH) WOOD WALL
- PP POWER POLE
- PLW POWER LINE
- SSE SANITARY SEWER ESMK
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- AE ACCESS EASEMENT
- TB TOP OF BANK
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONC. PIPE
- APP AS PER PLAT
- APD AS PER DEED
- APR AS PER RECORD
- APF AS PER FIELD
- BC BACK OF CURB
- EP EDGE OF PAVEMENT
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- GM GAS METER
- CV GAS VALVE
- WM WATER METER
- WV WATER VALVE
- OH OVERHANG
- OJ OWNERSHIP UNCLEAR
- INDICATES STAIRS
- IP IRON PIN FOUND
- IPS IRON PIN SET
- OTP OPEN TOP PIPE FOUND
- CTP CRIMP TOP PIPE FOUND
- RB REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- MAG MAGNETIC READING IP
- AI ANGLE IRON FOUND
- CP CALCULATED POINT
- X-X- FENCE
- CLF CHAIN LINK FENCE
- WDF WOOD FENCE
- WRF WIRE FENCE
- WVW WET WEATHER
- FC FENCE CORNER
- BL BUILDING LINE
- R/W RIGHT-OF-WAY
- PL PROPERTY LINE
- PC PROPERTY CORNER
- CL CENTER LINE
- CPT CARPORT
- SP SCREEN PORCH
- P PORCH
- FH FIRE HYDRANT
- BR BRICK
- FR FRAME
- WD WOOD
- SN SIGN
- P PLAT
- O DEED
- R RECORD
- F FIELD
- N NAILS
- PN PINE
- HW HARDWOOD

SPECIAL NOTES

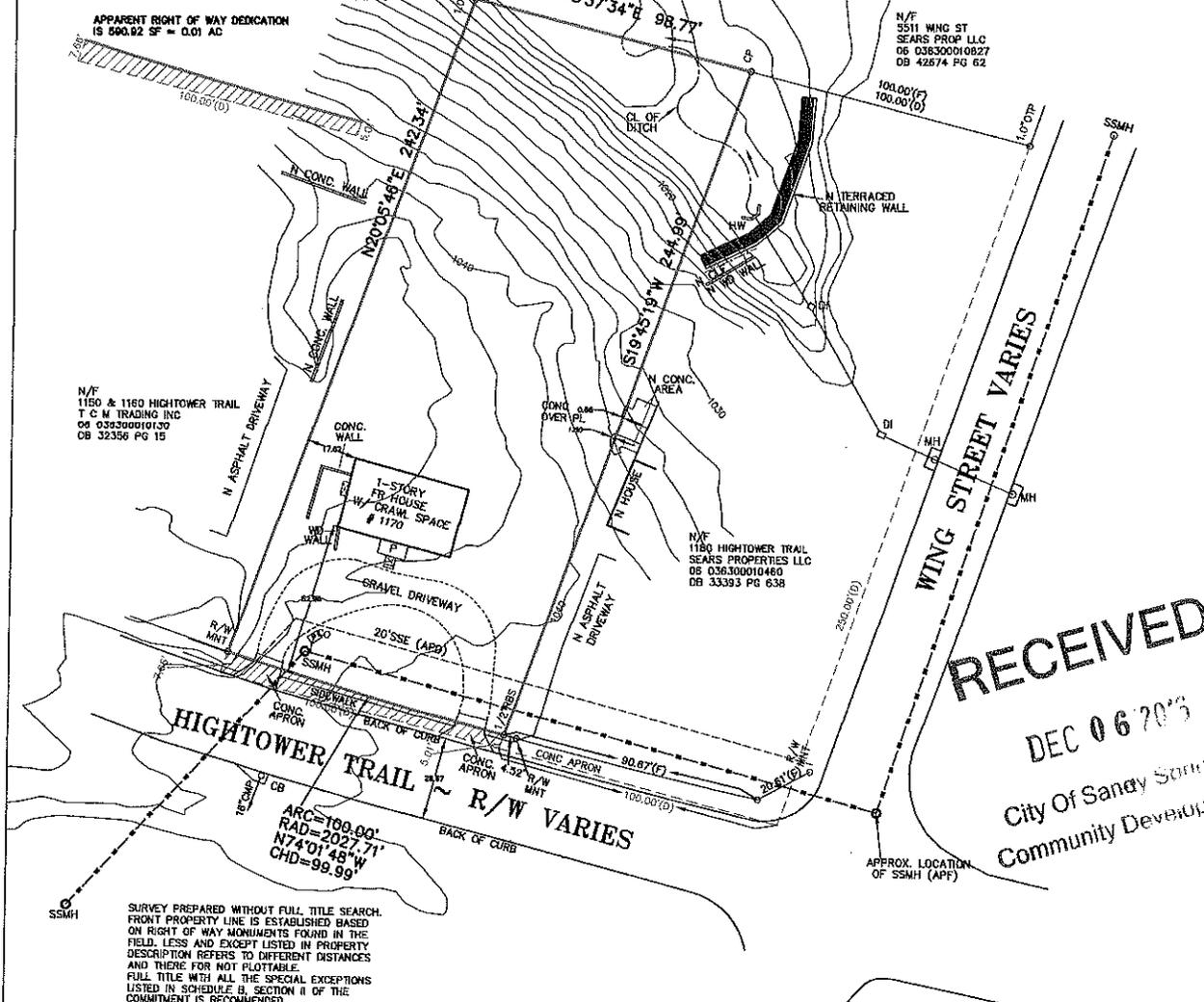
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 DEC 06 2013
 City of Sandy Springs
 Community Development

PROPERTY ADDRESS:
 1170 HIGHTOWER TRAIL
 SANDY SPRINGS, GA 30350

LAND AREA:
 0.55 AC
 24170.40 SF

0 40
 SCALE 1" = 40'

PLAT PREPARED FOR:
LEFKO PROPERTIES, LLC

LOT	BLOCK
SUBDIVISION	UNIT
LAND LOT 363	6TH DISTRICT SECTION
FULTON COUNTY, GEORGIA	
FIELD WORK DATE NOV 03, 2016	PRINTED/SIGNED NOV 14, 2016
PLAT BOOK .PAGE	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
DEED BOOK 56720 .PAGE 85	

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JP
 COORD # 20162112
 DWG # 20162112

APPROX. LOCATION OF SSMH (APP)

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

GEORGIA REGISTERED
 No. 2013
 PROFESSIONAL
 LAND SURVEYOR
 EUGENE A. STEPANOV

70 LENOX POINTE,
 ATLANTA, GA 30324
 FAX 404-801-0944
 TEL 404-262-5747
 INFO@SURVEYLANDEXPRESS.COM

Exhibit A

All that tract or parcel of land lying and being in Land Lot 363, 6th District, Fulton County, Georgia, per survey prepared by Eston Pendley & Assoc., Inc., dated June 23, 1988, and being more particularly described as follows:

BEGINNING at an iron pin on the northeasterly side of Hightower Trail 100.0 feet northwesterly, as measures along the northeasterly side of Hightower Trail, from the corner formed by the intersection of the northeasterly side of Hightower Trail with the northwesterly side of Wing Street; run thence northwesterly along the northeasterly side of Hightower Trail a distance of 100.0 feet to an iron pin; run thence northeasterly along a line that forms an interior angle of 96 degrees 12' with the last preceding course a distance of 250.0 feet to an iron pin; run thence southeasterly a distance of 100.0 feet to an iron pin; run then southwesterly a distance of 250.0 feet to an iron pin on the northeasterly side of Hightower Trail and the point of beginning; being improved property having a house thereon known as 1170 Hightower Trail according to the present system of numbering houses in Fulton County, Georgia

Less and except that property described in that certain right of way deed, recorded in deed book 51995 page 655 Fulton County Records and further described as:

Beginning at a point at coordinates N 1450588.18, thence E 2241344.42 (Horizontal Georgia Coordinate System of 1984) and 20.14 feet left of and opposite station 17+21.08 on a construction centerline laid out for Hightower Trail, running thence N 23 degrees 40'53.9" E a distance of 0.86 feet to a point 21.00 feet left of and opposite station 17+21.16 on said construction centerline laid out for Hightower Trail; thence southeasterly 105.039 feet along the arc of a curve (said curve having a radius of 1979.000 feet and a chord distance of 105.027 feet on a bearing of S 73 degrees 20'54.9"E) to the point 21.00 feet left of and opposite station 18+27.32 on said construction centerline laid out for laid out for Hightower Trail; thence S 19 degrees 25'33.7" W a distance of 1.32 feet to a point 19.69 feet left and opposite station 18+27.22 on said construction centerline laid out for laid out for Hightower Trail; thence northwesterly 105.079 feet along the arc of a curve (said curve having a radius of 2280.000 feet and a chord distance of 105.070 feet on a bearing of N 73 degrees 05'51.8"W) back to the point of beginning. Containing 107.63 Square feet, more or less.

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DECEMBER 6, 2016
LETTER OF INTENT

RE: Application for Rezoning (the "Application")

Marc Lefkovits/Lefko Properties, LLC (the "Applicant")

1170 Hightower Trail (the "Property")

Dear City of Sandy Springs Planning and Zoning:

Please be advised that the Applicant is the Owner of the Property and is pursuing this Application for rezoning. The Property consists of approximately .55 acres. The Property is currently zoned R-2. The Property is developed with a single-family home that will be renovated and reused for a small business.

Rezoning Request

The Applicant is requesting a rezoning for the Property from the R-2 to the C1 Zoning District. The purpose of the request is to allow for the reuse of the existing improvements at the Property. A proposed site plan showing the development plan is attached hereto (the "Site Plan"). Per the Site Plan it is anticipated that we intend to renovate the existing house structure of 872 SF to use as small business and provide the required parking in front or side of the structure.

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Support for Application:

In support of our rezoning request we offer the following:

1. The proposed project is consistent the intent of the City of Sandy Springs Comprehensive Plan (the "Comprehensive Plan") and the Next Ten Draft Plan.
 - a. The Comprehensive Land Plan calls for Living-Working Neighborhoods as a higher use and in this node to support the market of the northern portion of the City and is encouraged to perpetuate economic vitality. The Property is flanked by C2 and C1 zoning, has a ravine that divides the rear lot neighbor and M1 Industrial zoning property, and sits across the street from all O-I properties. The Property is the last remaining residential lot on this block fronting Hightower Trail. We believe this rezoning will be the best and highest use for the land.
 - b. The Comprehensive Plan includes as an objective, the protection of environmentally sensitive areas. The Site Plan does not change the topography of the Property and respects the topography and current drainage patterns.

2. The Site Plan is consistent with prior zoning decisions in the area and along Hightower Trail. Properties in close proximity to the Property are zoned C2, C1, M1 (Industrial) and O-I.

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Community Development

1170 Hightower Trail

Zoning Impact Analysis:

- a. The proposed rezoning is suitable due to the existing location between a C2 and C1 lot, being the last remaining residential lot on this block and its location next to all C2 properties from this lot west to Roswell Road. The City of Sandy Springs Comprehensive Land Plan calls for this area to be of a higher use. Our proposal would represent the least amount of impact on the property given that we will improve the existing structure and maintain the property at a higher level.
- b. The rezoning will not adversely affect adjacent properties. We will improve and maintain the property at a higher level and bring economic vitality back to this lot.
- c. The current R2 zoning is not appropriate for 1170 Hightower Trail due to the existing location between a C2 and C1 lot, backs up to M1 Industrial zoning property, and sits across the street from all O-I properties. The Property is the last remaining residential lot on this block of Hightower Trail and its location next to all C2 and C1 properties from this lot west to Roswell Road. The City of Sandy Springs Comprehensive Land Plan calls for this area to be of a higher use.
- d. We do not see any burden on the existing street, transportation facilities, utilities, or schools. Given typical business hours of operation this would constitute in minimal impact in utilizing utilities. Since it will be a business and not a family residence there will not be an increase in the school district enrollment.
- e. The City of Sandy Springs Comprehensive Land Plan calls for Living-Working Neighborhoods. The Plan provides for this property to have a higher usage. Improvements made to the existing structure and property for a small business will enhance the look and feel of the property and have a positive visual impact on the adjoining neighbors.
- f. There are existing conditions that affect the current use of the property and warrant rezoning. The surrounding properties are C2 and C1 lot, backs up to M1 Industrial zoning property, and sits across the street from all O-I properties. The Property is the last remaining residential lot on this block of Hightower Trail and its location next to all C2 and C1 properties from this lot west to Roswell Road.
- g. The rezoning will allow us to enhance the property with an investment into the structure, into the land and maintain a higher level of care and upkeep of the property. It will bring economic vitality back to this lot and help support the market of the northern portion of the City.

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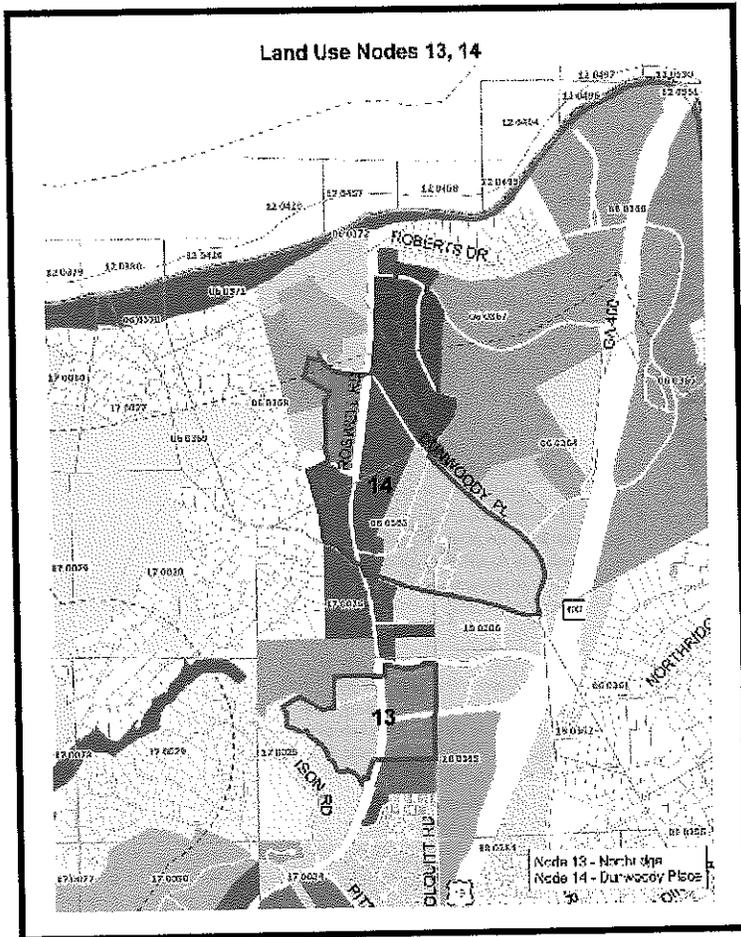
1170 Hightower Trail

Property Location

Legend

Future Land Use Categories

- | | | | |
|--|--------------------------------------|--|--------------------------------------|
| | Residential, 0 to 0.5 units per acre | | Commercial |
| | Residential, 0 to 1 units per acre | | Office |
| | Residential, 1 to 2 units per acre | | Office High Density |
| | Residential, 2 to 3 units per acre | | Industrial |
| | Residential, 3 to 5 units per acre | | Private Recreational |
| | Residential, 5 to 8 units per acre | | Public Recreational and Conservation |
| | Residential, 8 to 12 units per acre | | Stream and Water Bodies |
| | Residential, 12 to 20 units per acre | | Community Facility |
| | Residential over 20 units per acre | | Transportation |
| | Living-Working Neighborhood | | Landlots |
| | Living-Working Community | | MRPA Chattahoochee River Corridor |
| | Living-Working Regional | | Private Institutional Use |
| | Business Park | | Schools |



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1170 Hightower Trail

Current Zoning



1170 HT

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Subject Property

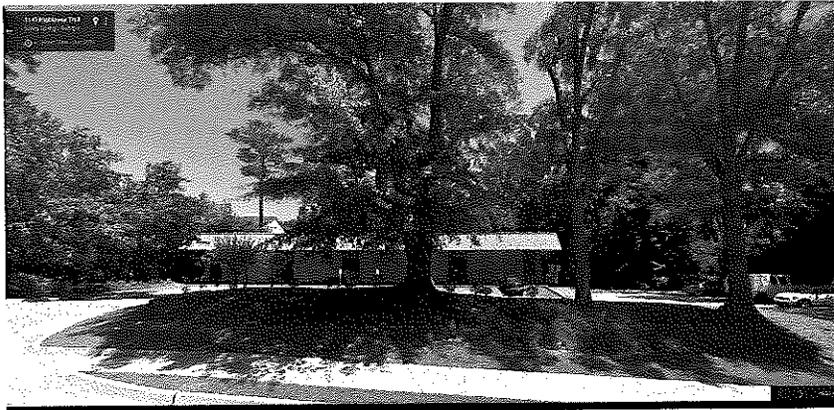


1170 Hightower Trail

Existing Conditions



Aerial view of surrounding businesses with front parking.



Business to the east of 1170 Hightower Trail.

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1170 Hightower Trail



Business to the west of 1170 Hightower Trail.



Office building directly across the street from of 1170 Hightower Trail.



US Post Office across the street eastward from of 1170 Hightower Trail.

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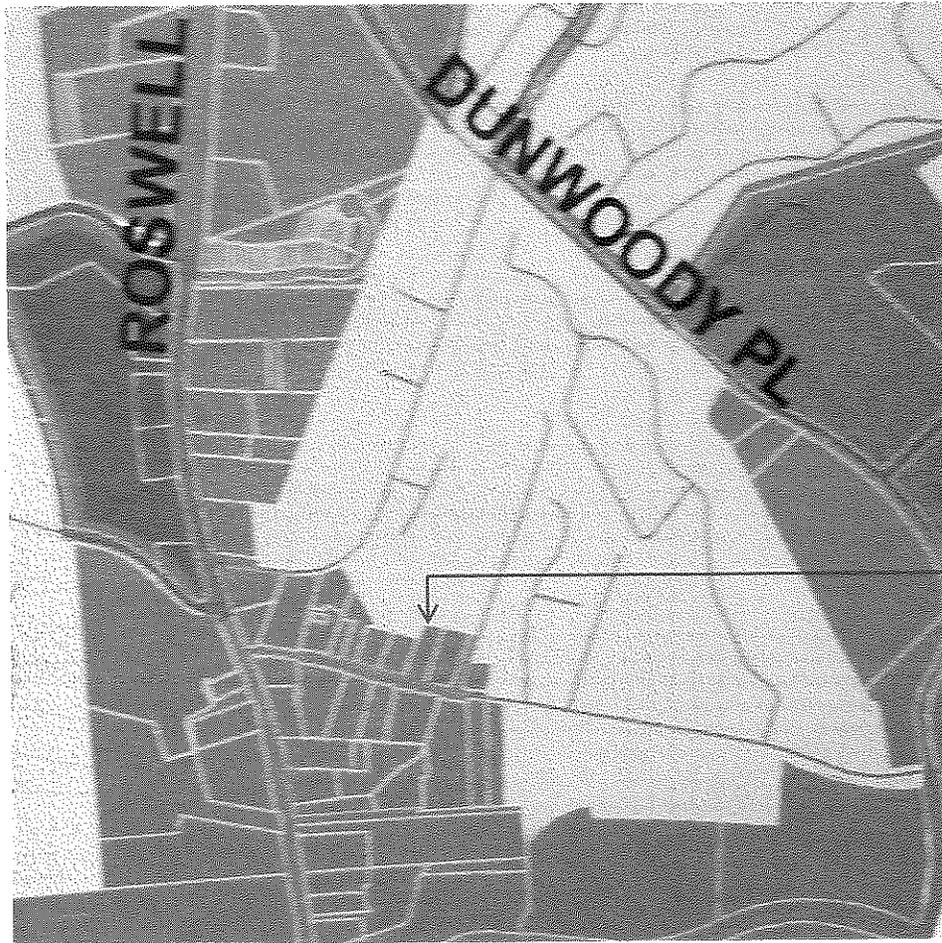
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1170 Hightower Trail



Office building across the street westward from of 1170 Hightower Trail.



1170 HT

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Next Ten Draft Plan shows the Character Area as Commercial/Mixed Use

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City Of Sandy Springs
Community Development

1170 Hightower Trail

Environmental Site Analysis:

- a. **Conformance with the Comprehensive Plan:** The future Comprehensive Land Plan in Sandy Springs calls for Live-Work Neighborhoods. This parcel is located in the Suburban Overlay District. The Comprehensive Plan provides for it to have a higher usage given its existing location between a C2 and C1 lot, backs up to M1 Industrial zoning property, and sits across the street from all O-I properties. All properties are C2 and C1 from this lot west to Roswell Road.
- b. **Environmental Impacts:** The Owner is not aware of any impacts concerning wetlands, floodplains, streams and stream buffers, slopes, vegetation, wildlife, or archeological and historic site issues.
- c. **Project Implementation Measures:** The Owner does not foresee any negative impact on items listed 1 through 9. With respect to item 3. **Minimization of negative impacts on existing infrastructure:** A small business operating during business hours with few employees will have less impact on infrastructure and utilities compared to a residential use.

1170 Hightower Trail

Public Participation Report: CM1

- a. Mailing list and sign-in sheets attached
- b. Copy of post card mailing
- c. Post cards were mailed on Tuesday, November 1st and sign posted on the Property Wednesday, November 2nd.
- d. Community Meeting 1: Wednesday, November 16, 2016 7-9 p.m. held at Community Assistance Center on Hightower Trail
- e. Summary of concerns from CM1:
 - Will we be able to see the new business from our home on Wing Street?
 - What if you decide to build a new 3 story building in the future?
 - How much traffic do you foresee your business will add to Hightower Trail?
 - Comment by attendee Craig Sears: This property should have been rezoned C1 years ago as it was used as a commercial space but the previous owner did not take the time to rezone.
- f. Applicant responses:
 - It is our intent to renovate the existing structure for use and not build new.
 - Rezoning is site specific so if we decided to rebuild in the future we would have to go through this process again.
 - We will only have a few parking spaces and it is not a retail situation so very little traffic increase is what we foresee.

Conclusion

We ask for your support for the Application. It is our opinion that the re-zoning requested is consistent with the provisions of the City of Sandy Spring's Comprehensive Plan, the Zoning Ordinance and the Next Ten Draft Plan. Further, we believe that the rezoning of the Property to Commercial is consistent with prior City Council rezoning actions in this area.

Your support of the Application is appreciated.



Sincerely,
Marc Lefkovits
Lefko Properties, LLC

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City Of Sandy Springs
Community Development

STATEMENT OF RESERVATION OF CONSTITUTIONAL RIGHTS

The zoning ordinance presently in effect in the City of Sandy Springs, Georgia and establishing a zoning classification for the subject property of C1 provides for the highest and best use of the Property. A failure to change the City of Sandy Springs Zoning Ordinance to C1 for the Property would be unconstitutional in that it would render the property of limited use and significantly limit its marketability. As such a rezoning for the subject property to a use other than C1 constitutes a taking without just and adequate compensation and without due process of law. Further, the failure to rezone the Property by the City of Sandy Springs City Council to the C1 zoning district, against the wishes and desire of the property owner would constitute an arbitrary and capricious act and would discriminate in an arbitrary, capricious and unreasonable manner between the property owner and owners of similarly situated property in violation of Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I(a) of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Restricting the property owner's utilization of the subject property would constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

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