Theodros Hailegiorgis
P O Box 702
Clarkston, GA 30021
678-662-5213
thenilegroup@bellsouth.net

November 7, 2013

Mr. Jason S Gaines, AICP
Planning and Development Manager
City Of Clarkston
1055 Rowland Street
Clarkston, GA 30021

Letter of Intent to Rezone 4292 and 4300 East Ponce DeLeon Avenue

Dear Mr. Gaines;

The Intent of this letter is to request your cooperation as well as the cooperation of the Mayor, City Council, City Manager, and Planning and Zoning Commission to rezone the subject property from NR-3 to NC-2.

We are proposing a project which is consistent, suitable and aligned with the neighborhood redevelopment area. The intended use of this project is to provide commercial activity and personal services within walking distance of residential area. The conceptual design plan to have six bay leasing spaces which we believe is in compliance with the zoning ordinance. Furthermore, the project will not have any effect on health, safety or general welfare of the public and will not affect the existing use or usability of adjacent or nearby property.
At present, the current use of the property has less economic use as oppose to the proposed zoning which will broaden the tax base of the city.

Based on demand for space in small business operation, we are submitting a conceptual design to give you an idea of a suitable development for East Ponce de Leon Avenue and W. Smith Street corner.

Therefore, we ask for your consideration to approve our Rezoning application.

Sincerely,

Theodros Hailegiorgis

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REZONING CHECKLIST

Form # 400-RZ

THEODROS HAILEGIORGIS
Applicant Name

CLARKSTON CROSSING - OFFICE & RETAIL
Name and Description of Project

Applications to rezone a parcel shall, as part of the application, include a set of development plans that meet the following criteria:

A. **Existing site analysis.** A site analysis and topographic map at a readable scale (1"=100' minimum) shall include information on the following:

✓ 1. Existing shape and dimensions of the lot to be built upon including the size, measurement and location of any existing buildings or structures on the lot
✓ 2. Utilities
✓ 3. Streams and easements
___ 4. All existing man-made and natural features to be retained, moved, or altered

B. **Site plan.** A site plan at a readable scale (1"=100' minimum) showing compliance with all regulations and calculations required by the zoning ordinance which shall include but not be limited to information on all proposed improvements including:

✓ 1. Boundary survey completed by a certified surveyor
✓ 2. A correct scale and north arrow
___ 3. The present zoning classification of the subject and all adjacent parcels
✓ 4. Proposed land use and building footprints with door locations
✓ 5. The gross square footage of proposed buildings
✓ 6. Required yard setbacks appropriately dimensioned (Also see Zoning Ordinance Article VII)
N/A 7. Densities (Also see Zoning Ordinance Article VII)
✓ 8. The location of required off-street parking and loading spaces including total number of spaces, space and driveway dimensions (Also see Zoning Ordinance Article XI and Section 1213)
✓ 9. Internal circulation including the proposed location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement
✓ 10. Building height (Also see Zoning Ordinance Article VII)
✓ 11. Sidewalks (Also see Zoning Ordinance Article X)
✓ 12. Utilities, grading, drainage, amenities, and similar details including their respective measurements
✓ 13. Any applicable buffer boundaries such as streams, or other planted buffers as required by Zoning District

C. **Engineering/Environmental Plans.** A site plan at a readable scale (1"=100' minimum) showing compliance with all regulations and calculations required by the zoning ordinance (see associated checklist as not all plans may apply):

N/A 1. Drainage plans
___ 2. Stormwater plans
___ 3. Soil erosion control plans
___ 4. Utility plans
___ 5. Grading plans

D. **Landscape and Tree Plan (also see Zoning Ordinance Article XII).** A site plan at a readable scale (1"=100' minimum) showing compliance with all regulations and calculations required by the zoning ordinance which shall include but not be limited to information regarding:

1. Landscaping, including tree species, the number of all plantings, and landscaping that is replacing what is being removed
2. ✓ The location and extent of required buffers and screened areas, depicting extent of natural vegetation and type and location of additional vegetation if required
3. ✓ Open space

E. **Architectural design.** The architectural design elements showing compliance with all regulations and calculations required by the zoning ordinance which shall include but not be limited to:

1. ✓ Scaled elevation drawings of proposed structures
2. ✓ Information on building materials, features, exterior finish, windows, doors, colors, and items affecting exterior appearance, such as signs, air conditioning, grills, compressors, and similar details including their respective measurements

Completeness check. The City Clerk shall review the application for completeness. Once certified complete, the application shall be transmitted to the Planning and Development commission and then the Zoning and Review Commission for review and recommendation to the Mayor and City Council.

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REZONING APPLICATION

Form # 200-RZ

This page must be completed by the Applicant. Please see Applicant Instructions for full requirements.

SUBMITTAL CHECKLIST

Your application must include the following items, or it will not be considered complete:

- ☑ Conceptual Site Plans to scale (see checklist for requirements) (survey boundary required component of conceptual plans)
- ☑ Written Legal Description of Property
- ☐ N/A Property Deed
- ☐ N/A Recorded Plat of Property (seven (7) copies)
- ☐ Campaign Contribution Disclosure Form
- ☐ waived Filing Fee (payable to The City of Clarkston)
- ☐ N/A Check here if applicant seeks to annex the listed property into the City limits

FOR OFFICE USE/DETERMINATION

Review determination and fee: Review fee (payable to *The City of Clarkston*) depends on type of review(s). (See Fee Schedule):

____ Rezoning (type(s)) _____ (Fee) Waived per City Manager

APPLICANT INFORMATION

THEODROS HAILEGIORGIS
Applicant Name — Company

P.O. Box 702 — CLARKSTON — GA — 30021
Mailing Address — Suite/Apt. # — City, State — Zip Code

678-662-5213 — 678-662-5216 — 404-299-6266
Primary Phone # — Alternate Phone # — Fax #

thenilegroup@bellsouth.net
Email Address

PROJECT SUMMARY

CLARKSTON CROSSING
Name of Project

Detailed Project Description (Include proposed use(s) and square footage of floor area for each use):

THE PROPOSED PROJECT WILL BE A SIX BAY RETAIL AND OFFICE CENTER WITH AN ESTIMATED SQUARE FOOT OF 6,500.

Total Number of Parcels Involved: 2 — Total Project Acreage: .9
Total Number of Buildings: 1 — Total Estimated Cost of Planned Improvements: $490,000

☐ Development of Regional Impact (see table for thresholds that trigger DRI review)

☑ Project Submittal Checklist and all documents, plans, written analysis, and fees required therein accompany this application form.

I hereby certify that all information provided herein and in the accompanying documents is true and correct.

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REZONING APPLICATION

Form # 200-RZ

Shrodu Hailgum

Applicant Signature

☐ Property Owner ☑ Owner's Agent

11/7/2013

Date

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REZONING APPLICATION

Form # 200-RZ

PROPERTY INFORMATION/OWNER AUTHORIZATION

If more than one parcel is the subject of review, owner-applicant shall complete information for each parcel on additional page attachments; authorized agent-applicants must complete this page for EACH parcel.

PROPERTY # 1 OF 2 TOTAL

PARCEL (PROPERTY) INFORMATION

4292 EAST PONCE DELEON AVE — CLARKSTON GA 30021
Property Address/Location — Suite/Apt. # — City, State — Zip Code

18 119 05 014 — .58
Parcel ID/Property Tax Identification Number — Total Acreage

OPEN LOT — NR-3
Present Use(s) — Present Zoning (Official Zoning Map)

NC-2
Proposed Use(s)

PROPERTY OWNER

WORKNESH KASSA
Owner (Person, Firm, Corporation, or Agency) — Company Name

P.O. BOX 702 — CLARKSTON GA 30021
Mailing Address — Suite/Apt. # — City, State — Zip Code

678-662-5213 — 678-662-5216 — 404-299-6266
Primary Phone # — Alternate Phone # — Fax #

thenilegroup@bellsouth.net
Email Address

PROPERTY OWNER'S AGENT (If applicable; must match applicant contact information on page #1)

THEODROS HAILEGIORGIS
Name and Company (Owner's Agent or Attorney)

P.O. BOX 702 — CLARKSTON GA 30021
Mailing Address — Suite/Apt. # — City, State — Zip Code

678-662-5213 — 678-662-5216 — 404-299-6266
Primary Phone # — Alternate Phone # — Fax #

thenilegroup@bellsouth.net
Email Address

AUTHORIZATION FOR AGENT (If applicable)

x Worknesh Kassa — 11/7/13
Owner Signature — Date

x WORKNESH KASSA
Print Name

NOTARY SEAL

Subscribed and sworn before me this 7th day of NOVEMBER, 20 13.

[signature]
Signature of Notary Public in the State of Georgia

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REZONING APPLICATION

Form # 200-RZ

PROPERTY INFORMATION/OWNER AUTHORIZATION

If more than one parcel is the subject of review, owner-applicant shall complete information for each parcel on additional page attachments; authorized agent-applicants must complete this page for EACH parcel.

PROPERTY # 2 OF 2 TOTAL

PARCEL (PROPERTY) INFORMATION

4300 EAST PONCE DE LEON AVENUE CLARKSTON GA 30021
Property Address/Location — Suite/Apt. # — City, State — Zip Code

18 119 05 015
Parcel ID/Property Tax Identification Number

.30
Total Acreage

OFFICE
Present Use(s)

NR-3
Present Zoning (Official Zoning Map)

NC-2
Proposed Use(s)

PROPERTY OWNER

WORKNESH KASSA
Owner (Person, Firm, Corporation, or Agency) — Company Name

P.O. BOX 702 — CLARKSTON, GA 30021
Mailing Address — Suite/Apt. # — City, State — Zip Code

678-662-5213 — 678-662-5216 — 404-299-6266
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PROPERTY OWNER'S AGENT (If applicable; must match applicant contact information on page #1)

THEODROS HAILEGIORGIS
Name and Company (Owner's Agent or Attorney)

P.O. BOX 702 — CLARKSTON GA 30021
Mailing Address — Suite/Apt. # — City, State — Zip Code

678-662-5213 — 678-662-5216 — 404-299-6266
Primary Phone # — Alternate Phone # — Fax #

thenilegroup@bellsouth.net
Email Address

AUTHORIZATION FOR AGENT (If applicable)

Owner Signature — Date 11/7/13

WORKNESH KASSA
Print Name

Subscribed and sworn before me this 7th day of November, 2013.

Signature of Notary Public in the State of Georgia

NOTARY SEAL

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Disclosure of Campaign Contributions

Pursuant to OCGA, Section 36-67A-3(a), the following disclosure is mandatory when an applicant or any representative has made campaign contributions aggregating $250.00 or more to a local government within two (2) years immediately preceding the filing of this application.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government. The following questions **must** be answered:

Have you, the applicant, made $250.00 or more in campaign contributions to a **local** government official within two years immediately preceding the filing of this application?

Yes ☐ No ☑

If the answer is **yes**, you must file a disclosure report with the governing authority of City of Clarkston showing:

1. The name and official position of the local governing authority in City of Clarkston to whom the campaign contribution was made.

   _____
   Name and official position of the applicant/representative (Please Print)

2. The dollar amount and description of each campaign contribution made during the two (2) years immediately preceding the filing of this application and the date of each such contribution was made.

   _____ $ _____
   Description of Campaign Contribution (Please Print) Dollar Amount

This disclosure must be filed within ten (10) days after the application is first filed and must be submitted to the City of Clarkston, 3921 Church Street, Clarkston, GA 30021.

[signature] Nov. 13th 2013
Signature (choose one) Applicant ☒ Owner ☐ Date

[signature] November 13, 2013
Notary Signature Date and Seal

exp 8/17/2014

LEGAL DESCRIPTION

COMBINED LOTS 4292 AND 4300

All that tract or parcel of land lying and being in Clarkston, Ga. Land Lot 119 of the 18th District of DeKalb County, Georgia, and being more particularly described as follows:

Commencing at the southwesterly (30' r/w) right-of–way intersection of Smith Street with the (44'r/w) right-of-way intersection of East Ponce de Leon, Being THE POINT OF BEGINNING; thence running South 20 degrees 41 minutes 10 seconds West a distance of 65.00 feet to a point; thence running South 20 degrees 37 minutes 36 seconds West a distance of 130.00 feet to an iron pin found; thence running North 70 degrees 53 minutes 06 seconds West a distance of 200.00 feet to an iron pin found; thence running North 20 degrees 41 minutes 10 seconds East a distance of 130.00 feet to an iron pin set; thence running North 20 degrees 41 minutes 10 seconds East a distance of 65.00 feet to an iron pin found; running thence South 70 degrees 53 minutes 06 seconds East a distance of 200.00 to THE POINT OF BIGINNING.

Said Parcel containing 0.895 Acres (38,994 S.F.), being shown as 4292 and 4300 East Ponce de Leon on plat made by J.B.PRINCE & ASSOCIATES, INC. and dated February 12, 2012 and sealed by Walter F. Prince, Ga. Registered Land Surveyor No. 2808.