

**High Point Civic Association,  
P.O. Box 420216,  
Sandy Springs, GA 30342**

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December 12, 2015 (this rev-3 letter revises our previously-issued rev-2 letter of 11-19-15)

To: Mayor Rusty Paul & City Council, City of Sandy Springs, GA

Re: Application 201404407, 1160 Johnson Ferry Road-'Emory-St.Joes/North American Properties'

Dear Mayor & Council:

After many weeks of communication & review, the High Point Civic Association recommends Approval of the above-referenced Application, subject to the below conditions:

A-Emory will assist the City in establishing and maintaining a written Plan for the future development of the Pill Hill area.

B-Emory will continue to enhance the walkability between the Apartments and other nearby Pill Hill properties – especially including the MARTA Station.

C-Emory & North American will agree to reserve and/or contribute adequate property to allow for the future possibility of the extension of the FlyOver Bridge Road.

D-North American will work with a neighborhood rep (as mutually determined by the Brynwyck neighborhood and their Brookhaven Councilperson) in an effort to construct a building that is as harmonious as possible with the nearby neighborhood.

E-The PCID will complete their feasibility study of extending the FlyOver Bridge Road south up to Johnson Ferry Road.

F-Public Works will evaluate & consider painting a "Do Not Block" street restriction at the intersection Evergreen Drive & Peachtree Dunwoody Road.

Zoning Conditions:

1-The Application be limited to 270 units.

2-The Applicant's architectural & artist's renderings used during the Zoning process be made a part of the Project documents.

Thank you for your consideration of this important matter.

***Bill Gannon***

Bill Gannon  
Zoning Board Member; cc: HPCA Board

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**Sandy Springs' oldest and largest neighborhood association**