

# HBNA Board Meeting Minutes – November 2014

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A meeting of the Historic Brookhaven Neighborhood Association was held on Wednesday, November 12, 2014 at 8:00am at the Capital City Club.

Present were Board Members: Lisa Martinez, Wade McKenzie, Brian Ruediger, Carole Simpson, Bob Connelly, Maribett Varner, Susy Stovin, Cathy Boston, Ruth Skogstad, Melissa Bryson, Gay Colyer, Mark Roberts, Mike Elliot, Kevin Quirk, Lauren Jackson, Hope Bawcom.

The meeting was called to order by Lisa Martinez at 8:00am

## **Executive Committee Reports:**

### **President**

Lisa Martinez opened the meeting with a welcome of new board members.

Maribett Varner gave a report of the nominating committee (which consists of Cathy Boston, Bob Connelly, Susy Stovin, Gay Colyer, Carole Simpson and Maribett Varner).

The Nominating Committee has met to replace the three most recent Board resignations. There has been a desire to identify members of HBNA who can serve on the following specific Committees: Zoning, Communications, Events

Mark Roberts furnished a list of people who'd volunteered in the past and that list was reviewed. An email was sent to the 27 HBNA members who volunteered to determine whether they were still interested and what their specific interest was. 10 have responded so far.

It is anticipated that a new slate of candidates will be presented for a vote at the December meeting.

It was noted that the bylaws call for new director's terms to start in December of the first year following their election at the Fall board meeting and that the wording of this language is somewhat confusing due to the timing of the Fall General Meeting. It was suggested that this be revisited by the by-laws committee next year.

A motion was made to approve the slate of officers.  
The motion passed with 13 yes and 2 no.

Lisa then revisited the conflict of interest discussion from previous meetings. There was further discussion about what may or may not be a conflict of interest or appearance of conflict of interest for board members.

### **Secretary**

Wade McKenzie gave an overview of the Secretary's responsibilities according to the by-laws and how minutes are prepared, reviewed and published. A motion was made to approve the minutes of the October board meeting and October General meeting. The minutes were approved unanimously.

### **Zoning – Fulton** (*moved ahead on agenda due to board member time constraints*)

Melissa Bryson reported the following:

- **Hastings Property:** Hastings / Kauffman Tire – Porter family – Colonial Drive & Peachtree Rd  
The HBNA zoning committee held a community information meeting Monday, November 10th at 7 pm at St. James United Methodist Church. The purpose of this meeting was to discuss the proposed requested zoning, the preliminary project plans, the existing zoning conditions, and seek input / comment from interested residents, in particular adjacent residents, for a community position on this matter. It is expected that a zoning request for this project will be heard at the December Planning Commission meeting. HBNA Zoning Committee still discussing strategy and not ready to make a recommendation to the board.

Cathy Boston reported the following:

- **Tomlinson property** – Peachtree Road between Club & Bellaire Dr  
Last month, Jeff Kingsfield, the Atlanta president of Wieland, suggested a meeting to review current plans and discuss design, landscaping and other matters of interest to nearby residents and HBNA board members. This meeting has not yet been scheduled, and another request to schedule this meeting has been sent to Mr. Kingsfield.

There was discussion about the HBNA's role in being the "lead voice" on the Porter property. Also discussion about budget for attorney support as well as discussion about the level of involvement of the neighbors most affected by this proposed development.

- **New zoning ordinance change – Concurrent Variance Authority**  
This matter was voted down by the City Council in spite of a Planning Commission recommendation for approval. Comments from Mayor Davis imply that this matter would be revisited again.
- **Brookhaven MARTA Development – proposed city working group**  
City Councilmember Bates Mattison has requested that Joel Putterman, a resident of Historic Brookhaven and President of BPCA serve on a MARTA development community working group. Residents of Brookhaven Heights, Brookhaven Fields and Ashford Park are also being asked to serve on this working group. This working group will also include all City Council Members and Mayor J. Max Davis. The purpose of this working group is to represent the City of Brookhaven in evaluating development proposals for the Brookhaven MARTA site.
- **Zoning Board of Appeals Matter 14-67: 15 Brookhaven Drive**  
Multiple Requests: 1) Reduce the Average Front Yard Setback from 112.9 Feet to 70 Feet; and 2) Reduce the Side Yard Setback from 10 Feet to 4 Feet to Construct a Single-Family Detached Dwelling; 3) Reduce the Required 10 Foot Accessory Structure Setback to 2 Feet to Maintain an Existing Detached Garage. This matter will be heard at the November 19th ZBA meeting. At this time plans are not available for review.
- **Front yard set back requirements – Change of Zoning Ordinance**  
The matter has not been recently heard / discussed by the city officials. We are monitoring for public hearing / discussion on city meeting agendas. Will draft & send letter of opposition

There was discussion about the status of the former Nuts and Berries property. The property was reportedly sold to South African investors. No further information available at this time.

Melissa Bryson expressed concern about serving on the zoning committee. She stated she was resigning from the board.

#### **Treasurer**

Brian Ruediger previously distributed current financials indicating the HBNA was in good financial standing, tracking to budget, all bills are paid. HBNA continues to be in strong financial position. We will maintain approximately \$53,000 in reserves if we spend everything that is budgeted for the remainder of the year. VP's will need to request new budgets for 2015 for any items budgeted this year but not spent this year.

#### **Committee Reports:**

##### **Community Maintenance and Enhancement (CME)**

Nothing new to report

##### **Monument Sub Committee**

Nothing new to report

##### **Transportation**

Gay Colyer presented the following:

- **Update on the Intersection of Winall Down and Vermont**  
Gay has been in contact with Joe Carpenter, Watershed Project Manager, Department of Public Works to reschedule a meeting with them. He and other personnel have taken a look at the intersection with a focus on drainage and the impact on the residents of Winall Down.
- **Comprehensive Traffic Study**  
Sameer and Jason from Foresite have completed the basics for the study and have begun meeting with the members of the Transportation Committee. The committee is digesting the vast amount of information from Foresite and will begin studying the periphery roads and then the individual roads with focus groups throughout the neighborhood. The study contains 6 pages identifying each issue and possible solutions for the committee to review and make recommendations to the board and neighbors. To date, we have paid \$13,800 of the total fee of \$19,800.

A motion was made to publish the report in its entirety on the HBNA website after the Transportation Committee has developed a summary of comments for it. The motion passed unanimously.

### **Events**

Susy Stovin reported on the General Meeting and discussed the effort to bring household voting paddles in the future. The meeting cost was \$1,215. Over \$500 of that was funded by sponsorships.

### **Communication**

Mark Roberts reported we have received over 450 membership payments for 2015. More are coming in daily. He will send out a second notice.

Lauren Jackson asked if we ever revisited the amount of the dues? The answer is yes during the budget process.

### **Old Business:**

#### **CCTV**

No change in status.

#### **Brookhaven Historic Book Project**

Bank sponsor did not commit to fund startup capital look like project is tabled.

The meeting was adjourned at 9:45am.

#### **Action Taken After Meeting**

A motion was made to send an email blast letter to the neighborhood from HBNA regarding the proposed development of the Hastings/Kaufmman Tire property on Peachtree Road. The motion passed and the letter was sent on December 1<sup>st</sup>, 2014.