

# HBNA Board Meeting Minutes – July 2014

---

A meeting of the Historic Brookhaven Neighborhood Association was held on Wednesday, July 9, 2014 at 8:00am at the Capital City Club.

Present were Board Members: Lisa Martinez, Wade McKenzie, Brian Ruediger, Anne Culberson, Gay Colyer, Mike Elliot, Carole Simpson, Bob Connelly, Maribett Varner, Susy Stovin, Cathy Boston and guest Richard Diedrich.

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

## **Executive Committee Reports:**

### **President**

Lisa Martinez opened the meeting by giving the floor to Mike Elliot and Dick Dietrich who presented a proposal for a coffee table style book focusing on the original historic neighborhood as defined in the U.S. National Register of Historic Places. The working title of the book is *Historic Brookhaven – A Special Place*. Dick Dietrich is an HBNA member and publisher of similar books i.e. *The 19th Hole*, *Recreational Facilities*, *Legendary Golf Clubhouses*. Dick would be the author/editor of the book. The cost for producing the book is proposed to come from sponsors and book presales. If successful, the sponsorships alone could fund the book production cost and incremental revenue would be available to HBNA. HBNA would be responsible for promotional assistance among neighbors and potential sponsors, financial accounting, physical handling of the book orders, among other things.

### **Secretary**

Wade McKenzie presented the minutes of the June board meeting for approval by the board. The minutes were approved unanimously.

### **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 maintain approximately \$53,000 in reserves.

Starz productions, filming at one of our member's homes has now contributed \$1,250 to the neighborhood association. HBNA year to date has over \$8,000 in "other income".

## **Committee Reports:**

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

Lisa Martinez reported the following items:

Some tree removal will take place in July. This includes the following:

- (4) trees in the Brookhaven/ East Brookhaven triangle.
- (1) tree and (1) stump in the Brookhaven/West Brookhaven triangle.
- Miscellaneous debris along the Vermont park.

The contract is for ½ day of the crew with equipment. The rate is \$2,000 + \$500 for gas surcharge. Payment will come from CME budget.

An issue was noted at the entrance of the neighborhood on Mabry and Mike Elliot said he would contact the neighbor.

### **Transportation**

Gay Colyer reported they have kept in contact with Sameer at Foresite. Foresite doesn't have the analysis report completed yet. Nothing to report from public works/watershed.

Lisa Martinez noted that Gordon Certain, President of the N. Buckhead Neighborhood Association, is interested in sharing any Peachtree Dunwoody traffic information we obtain from Foresite. He would also share traffic data they have.

### **Zoning – Dekalb**

Mike Elliot reported the following items:

- **Tomlinson property – Peachtree Road between Club and Bellaire Dr - FOLLOW UP** – After obtaining approval for the Peachtree Rd access, John Wieland Communities purchased the property and the demolition of structures has begun / completed. Lot clearance will likely continue. Several HBNA zoning members continue to be concerned with issues that Wieland did not address – off street / guest parking; internal and external landscaping; townhome elevations – design to reflect the HB location; desired neighborhood related improvements (monuments on Bellaire; CATV and power to monuments; landscaping of Club Dr. intersection

triangles) and access to Club Drive and the Peachtree Road traffic signal. A meeting with Wieland has been requested. Contact has been made to city of Atlanta planning re: rezoning Atlanta parcel to allow townhomes and project access to Club Drive.

- **Walgreens – Colonial Drive and Peachtree Rd.** – In their May meeting the Brookhaven Zoning Board of Appeals voted to hold this matter over for an additional 60 days (to July) for more time for the applicant and adjoining property owners to meet to seek to consolidate and share curb cuts and arrange for inter-parcel circulation. Since that meeting, Walgreens developer and Subway property owner (with their attorneys) have met, with BPCA representatives and legal counsel participating, to discuss / seek progress. We do not know the results or outcome of those meetings. The HBNA zoning committee recommends continued enforcement of Overlay Ordinance.
- **Hastings / Kauffman Tire – Porter family – Colonial Drive and Peachtree Rd**– Nothing to report except for rumors. Whole Foods will not be the anchor for the ground floor retail. The ground floor retail has to be finalized before multifamily above ground floor can be finalized. Only then will zoning / permitting requirements being checked / confirmed before filing for change of zoning / any necessary variances. Project reported to be a single story retail base along the entire Peachtree Rd frontage with 4 stories of multifamily apartments on top. Surface level parking behind retail with one level below grade. Access only at Colonial traffic light. It is thought that a significant buffer zone between the development and adjoining residential promised.
- **Front yard setback requirements – Change of Zoning Ordinance**– the matter has not been heard / discussed by the city officials. Monitoring for public hearing / discussion on city meeting agendas. Will draft and send letter of opposition when exact hearing dates are scheduled.
- **New zoning ordinance change – Concurrent Variance Authority** – being discussed within city – proposed change of city code to allow City Council to grant variances when approving zoning actions. Right now a change of zoning may create a condition which would require a variance and the only option is to go through the ZBA. Too hard / complicated to type out and explain

### **Zoning – Fulton**

Cathy Boston noted that the first single family home past the church and next to the church nursery on Narmore is on the market and there is some question about the future use of the property due to the unique nature of the lot.

### **Events**

Susy Stovin reported:

The Capital City Club has work scheduled which may require us to move the August and September board meetings.

Street party is scheduled for Sunday, October 5<sup>th</sup>.

### **Communication/Membership**

Nothing new to report.

### **Old Business**

There was further discussion about the potential for a 60 day test trial of surveillance cameras in the neighborhood entrance monuments, (CCTV system).

Lisa Martinez gave the update on activity at **Little Nancy Creek Park (LNCP)**:

#### **Sidewalk History/Update:**

- At the end of 2013, engineers visited the site, and identified the current solution did not work well which included a crosswalk with pedestrian-activated flashing lights, striping, "Park Ahead"-type signage, and "Your Speed Is—" radar signs.
- The updated solution to help folks cross safely was to install a need for a sidewalk on the Park Side, with a small concrete median in the middle of the crosswalk, with another flashing light mounted on a pole in the median that would be more visible to drivers than the original flashing light off to the side of the road - cost was estimated at around \$170K.
- Both Howard and the Parks Dept were surprised when construction began on the sidewalk and through further research it was discovered that this installation did not 1) include connectivity to other already-installed sidewalks on the west side of Peachtree Dunwoody — hence the sidewalk to nowhere, and 2) the installation did not include the median and/or flashing light.
- LNCP has discussed the sidewalk issue with Gordon Certain (Pres of N'Buckhead), Sally Silvers (prior Pres of NPU-B) and Howard. The COA has a potential bond referendum scheduled later this year that includes sidewalk needs, and they have all communicated this area as top priority on their list. Howard is also currently working to find the funding for the median and flashing light since what we have now is not helping.

#### **Parking Update:**

- Last month the property just south of the park was foreclosed on and went up for auction. The board saw this as a possibly solution for parking needs so communication went out to the founders of the park, was able to obtain \$130,000 in pledges, and attempted to purchase the property, which was eventually purchased for \$400,000 by an adjacent property owner.
- LNCP met with the property owner gain better insight into what he intends to do with the property.
- He currently plans on using the back half of the lot as a wooded buffer, and sell the front half to recoup what purchased the land for at the auction.
- We believe several builders are interested in the lot, to build a home in place of the current "structure". The dying trees will most likely come down, and we think a sidewalk will be added to the front of the house, which will extend park access along the west side of Peachtree-Dunwoody south toward Stovall.
- While this does not increase our parking access, we do hope it will help more families walk or bike to the park in the future, especially if the city can extend the sidewalk all the way to Stovall.

**Pavilion Update:**

- In 2013 LNCP received \$100,000 matching grant to construct a pavilion.
- There have been delays in the early part of the year but plans are currently underway to build a pavilion overlooking the park on the west side of the community garden.
- UDC has approved them and they have now been submitted to the Parks Dept for meeting scheduled on July 24.
- Goal for completion is November.

Mike Elliot gave an update on the recent World Cup event at **Brookhaven Park**, dubbed “Atlanta Soccerfest”, which was very successful and received a fair amount of media coverage. It was covered as the largest World Cup viewing in the Southeast. There was continued discussion about the desire for HBNA support of Brookhaven Park.

**New Business**

HBNA was approached about helping with a Verizon phone collection drive. The consensus of the board was not to pursue this due to the abundance of electronics drives conducted in the area already.

Frank Clementi distributed the following information to the board prior to the meeting:

North Buckhead has started a neighborhood master plan project. An announcement was made yesterday by NPU-B Chair Andrea Bennett to notify the NPU of the project.

A Kick-off Meeting is scheduled for July 15, 7:00 PM at St. James United Methodist Church, 4400 Peachtree Dunwoody Road. The meeting is open to the public. Representatives from nearby neighborhoods are especially encouraged to attend. District 7 City Councilmember Howard Shook will start the meeting outlining why a plan is needed and the city's support for the project.

The North Buckhead project got its start in response to a neighborhood survey conducted late last year. Respondents listed their priorities for what the civic association should focus its attention. Leading the list of problems were some of the usual suspects: traffic, zoning/land use, speeding, parks, and crosswalks. In the subsequent discussions it was concluded that a comprehensive plan was needed.

John Schaffner has put together a detailed report on the project. See his Buckhead View web site at <http://buckheadview.com/2014/07/01/north-buckhead-neighborhood-to-develop-master-plan-to-face-growing-concerns/>.

The Buckhead Patch also has a report at <http://buckhead.patch.com/groups/politics-and-elections/p/north-buckhead-civic-association-begins-work-on-master-plan>.

Documentation related to the project is being assembled at [www.nbca.org/plan](http://www.nbca.org/plan).

The meeting was adjourned at 9:17am.