

# HBNA General Meeting Minutes – October 2014

A meeting of the Historic Brookhaven Neighborhood Association was held on Monday, October 20, 2014 at 6:30pm at the Capital City Club.

Present were Board Members: Frank Clementi, Lisa Martinez, Susy Stovin, Wade McKenzie, Bob Connelly, Melissa Bryson, Anne Culberson, Hope Bawcom, Cathy Boston, Brian Ruediger, Maribett Varner, Ruth Skogstad, Tim Gartland, Carole Simpson, Bridget O'Donnell, Mike Elliot, Tom Hicks and approximately 50 members of HBNA. Guests included Brookhaven City Councilman Bates Mattison.

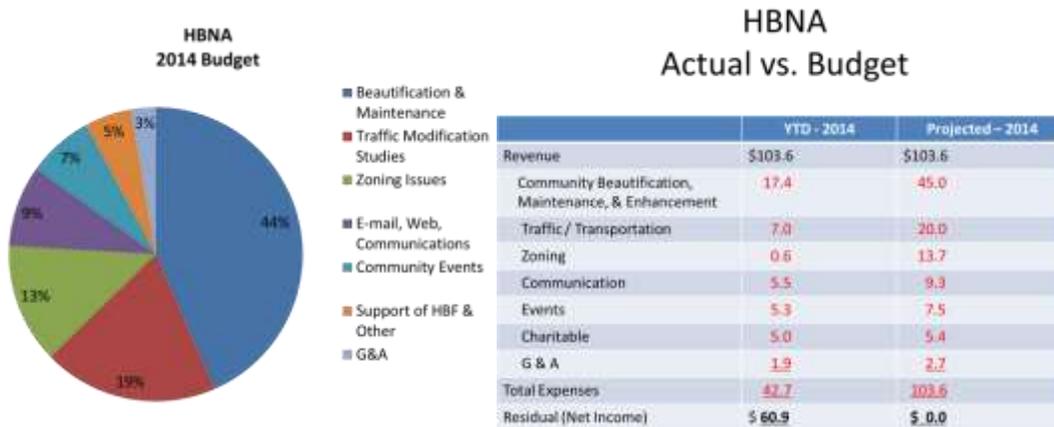
The meeting was called to order by Lisa Martinez at 6:30pm

Lisa gave a brief overview of the work undertaken by the Historic Brookhaven Neighborhood Association Board throughout the year. Board members were acknowledged by standing. She then presented the agenda.

## Executive Committee Reports:

### Treasurer

Brian Ruediger presented the current YTD 2014 financial statements for review. With the following information:



Brian noted the following for the HBNA budget:

- Strong Balance Sheet
- Adequate Reserves
- Balanced Budget for 2014

## Committee Reports:

### Events

Susy Stovin and Lisa Martinez reported that the neighborhood street party was a great success. Thanks to Susy Stovin, Ruth Skogstad and all the volunteers for their work in getting it going again.

### Community Maintenance and Enhancement (CME)

Tim Gartland, VP of the CME Committee, gave an overview of the committee's responsibilities and objectives. Including:

- Overseeing maintenance for common areas within HBNA.
- Implementing a standard landscape plan for new monuments and common areas.
- Addressing problem areas as they arise.

### Transportation

Anne Culberson reported the following work by the committee:

- Comprehensive traffic study of HBNA provided by Foresite Group including periphery roads such as Peachtree Road, Peachtree Dunwoody, Windsor Parkway and Osborne as well as any deficiency within the neighborhood with proposed solutions.
- Ongoing work with City of Atlanta Watershed Department and Public Works on the potential to improve the intersection of Winall Down and Vermont Road.

HBNA member comments/questions included:

- Q: What is the status and timing of the comprehensive traffic study?  
A: Just received report, committee to review and make recommendations to the Board and to notify impacted neighbors of ideas.
- Q: What is the status of improvements at Winall Down/Vermont intersection?  
A: In process with Watershed Management so as not to impact existing drainage issues.
- C: Need for improvements at Mabry and E. Brookhaven Drive intersection. Bates Mattison said the COB is looking into this.

### **Zoning – DeKalb**

Melissa Bryson gave an update on zoning issues in DeKalb County as follows:

#### ***Former Hastings Site (Porter Square):***

- Expanded to include the Kauffman Tire site as well as the former Hastings site.
- First draft plan is:
  - Ground floor retail of approx. 17,600sf with 5 stories of high-end apartments above in the front
  - 5 stories of apartments in the back (total of 272 apartments)
  - Right in / Right out in existing curb cut to access ground floor retail
  - Signalized access with the Colonial/Peachtree light for left and right turns
  - Apparently overlay compliant within the new zoning classification
  - Water detention, green fire lane, park and buffer in the R-100 parcel
  - Building in back approximately 80' to roof and 55-60' to top balcony
  - Concerns over height, traffic, noise and water
  - Adjacent neighbors are engaged in the process
- Current zoning does not allow residential so re-zoning will be required from two C-1 parcels and an R-100 parcel to PC-2

HBNA member comments/questions included:

- Q: What happened to the bank plan? A: The developer proposing that project couldn't make it work with the overlay and the existing easement for the Kaufman tire site.
- Q: Who are the Porters? A: The family consists of heirs to the property who mostly live out of state.
- Comment: Need to fight the zoning variance for property owners across the back or there will be a huge building visible from the golf course.
- Q: What is the time frame for the approval process? A: Depends on when the request is filed. HBNA will send out an update via email but it will either be heard in the November or December Planning Commission meeting.

### **Zoning – Fulton/DeKalb**

Mike Elliot gave an update on zoning issues as follows:

#### ***Property at Peachtree Rd/Bellaire.***

- Approximately 2.8 acre parcel, 2 acres in Brookhaven and .8 acres in Atlanta.
- Permits for an initial proposal for a six story 176 unit apartment building were applied for and denied by DeKalb County.
- The current plan is for a much smaller number of townhomes (24). There has been a significant improvement to the development from the neighborhood's perspective but we are trying to achieve more. Specifically a more robust greenscape plan and ideally a design which is more historic in nature and more congruent to the neighborhood.

Mike Elliot noted his work on the neighborhood monuments, discussed their funding and noted they were designed to be able to house the Closed Circuit Security Cameras if we purchase them.

Melissa Bryson gave an update on property developed within the neighborhood as follows:

#### ***Brookhaven Forest (Mabry Rod North of Brookhaven Lane):***

- New 4 lot subdivision of 3.4 acre property into two .55 acre lots, one .61 acre lot and one 1 acre lot on a newly created cul-de-sac.
- Plan complies with existing zoning and stream buffer requirements.
- Developers have stated they plan to stay involved throughout the project to regulate tree plan and design guidelines.
- Melissa Bryson and Mike Elliot are developers of the project.

**City of Brookhaven Comprehensive Plan:**

Lisa Martinez gave an update on the City of Brookhaven Comprehensive Plan process and the neighborhood’s input in it.

**New Business (HBNA Board Membership)**

Lisa noted that the terms of the following board members were expiring at the end of 2014 and that these board members had chosen not to serve another concurrent term on the board: Hope Bawcom, Tim Gartland and Wade McKenzie.

Lisa explained that the board had put together a slate of candidates for the board. She introduced each candidate by name and asked for a motion to elect. All of the candidates were elected to serve a two year term as follows:

<b>Board Member Candidate Name</b>	<b>Ayes</b>	<b>Nays</b>
Mark Roberts	52	0
Cathy Boston	52	0
Anne Culberson	52	0
Mike Elliot	48	4
Tom Hicks	52	0
Kevin Quirk	52	0
Laureen Jackson	52	0

**Closed Circuit Television (CCTV)**

Bob Connelly gave a report about the potential for acquiring and installing cameras in the neighborhood entrance monuments to capture video of incoming and outgoing traffic to the neighborhood. Cameras could potentially be linked real time to the Brookhaven and Atlanta police departments for license plate monitoring.

HBNA member comments/questions included:

- Comment: Bates Mattison encouraged the collaboration with the Brookhaven police department.
- Q: Would there be an ongoing cost? A: Aside from maintenance fee and connectivity there was not an ongoing fee.
- Comment: A resident stated that constant surveillance of the resident’s activity was troubling.

The meeting was adjourned at 8:30pm.