

# HBNA General Meeting Minutes – April 2014

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A meeting of the Historic Brookhaven Neighborhood Association was held on Monday, April 28, 2014 at 6:30pm at the Capital City Club.

Present were Board Members: Lisa Martinez, Mark Roberts, Frank Clementi, Bridget O'Donnell, Susy Stovin, Bob Connelly, Wade McKenzie, Melissa Bryson, Anne Culberson, Hope Bawcom, Brian Ruediger, Maribett Varner, Gay Colyer, Tim Gartland, Carol Simpson and approximately 15 members of HBNA. Guests included J. Max Davis, Mayor of Brookhaven, Brookhaven Chief of Police Gary Yandura and Brookhaven City Councilman Bates Mattison.

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

Lisa gave a short historical perspective of the HBNA and presented the current board. Lisa then explained the need for the by-laws to be voted on by the membership and she reviewed each of the revisions which were suggested by the board.

Bob Connelly moved to approve the by-laws. The motion passed with 30 “yea” and no “nay” votes.

Bates Mattison Councilman of the City of Brookhaven was introduced. He gave an update on the 1 ½ year old City of Brookhaven. He discussed the following:

- City of Brookhaven (CoB) is still waiting to take ownership of the parks from DeKalb County.
- CoB is in a planning phase with the following areas mentioned specifically:
  - Comprehensive Plan with a 15 year horizon.
  - Traffic Plan
  - Parks and Recreation
  - Buford Highway Economic Development
- Education Initiative including
  - charter school application (teamed with Google Education)
  - Feasibility study for CoB school system (requires 2/3 general assembly vote)
  - Helping DeKalb with Cross Keys High School (only High School in CoB)
- Paving (roads and sidewalks)

Stephanie McGarity of the Brookhaven Security Association (BSA) gave a summary of the recent survey which was sent out to the neighborhood.

Jed Beardsley, President of the Historic Brookhaven Foundation (HBF) gave an overview of HBF activities including:

- Monuments funded and built in 2013
- Goals for 2014 including Monuments planned
- Landscape beautification program for public areas near the monuments in coordination with the HBNA Community Maintenance and Enhancement Committee

Cheryl Wait, the incoming chair of the Brookhaven Mom's Club, gave a brief overview of the club and the resources they provide. She encouraged those with small children to join.

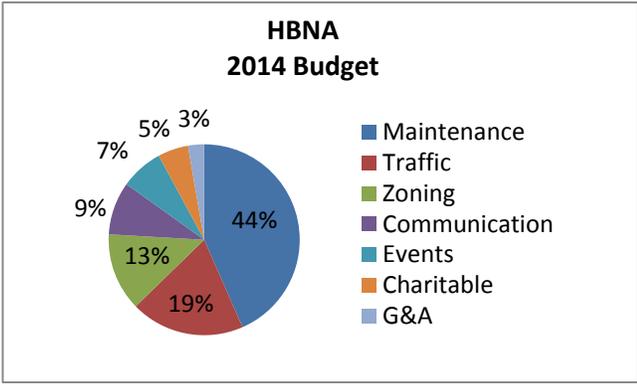
Frank Clementi, HBNA board member and new neighborhood representative to the Buckhead Council of Neighbors (BCN) gave an overview of the organization and how it relates to supporting the interests of HBNA residents.

## **Committee Reports:**

### **Treasurer**

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

- Strong Balance Sheet
- Adequate Reserves (+\$16K v. budget in 2013)
- Balanced Budget for 2014
- Through May 2014
  - all expenditures within budget
  - Income at or exceeding budget
- 2014 – Positive Membership trend



**HBNA  
Actual vs. Budget**

	YTD - 2014	Projected - 2014
Revenue	\$103.6	\$103.6
Community Maintenance & Enhancement	5.4	45.0
Traffic/Transportation	0.0	20.0
Zoning	0.0	13.7
Communication	1.4	9.3
Events	0.0	7.5
Charitable	0.0	3.4
G & A	1.5	1.7
Total Expenses	8.1	102.6
Residual (Net Income)	\$ 95.2	\$ 0.0

**Communication/Membership**

Mark Roberts reported HBNA currently had 656 members in 2013 and 673 so far for 2014. A member asked how many total households are in the Historic Brookhaven Neighborhood. Mark said approximately 900.

**Zoning – Mike Elliott, Cathy Boston, Melissa Bryson**

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

**Porter Development - Former Hastings & current Kauffman Tire Site:**

- JLB Partners is the developer
  - Also doing Sandy Springs Gateway mixed use project
- Ground floor retail
  - Undetermined size or tenants but seeking a high end organic grocer and high-end restaurant
- Structured Parking behind and below grade
- Five stories high-end apartments above
  - Will be convertible to condominiums
- Rezoning needed – public notice & Planning Commission hearings required

**Tomlinson Property at Peachtree Rd (Bellaire and Club).**

- John Wieland Communities current developer
- Proposed: 24 townhomes on Brookhaven side & 1 single family home on Atlanta side
- One entrance on Peachtree for townhomes



**Walgreen's Site (Colonial & Peachtree Rd):**

- The Gibson Company is the developer
- Walgreen's store on ground floor with two stories of office space above, decked parking
- Multiple variances were requested from ZBA - deferred from March to May
- ZBA instructed 3 adjoining parcel owners to work together on inter-parcel auto circulation & consolidating / reducing curb cuts on Peachtree to improve traffic flow

**Other:**

- City of Brookhaven discussing modification of the 'average setback' requirements currently required in some residential zoning. HBNA will report if any proposed changes are considered that would impact Historic Brookhaven.

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

Tim Gartland, VP of the CME Committee, gave an overview of the committee's responsibilities and work in 2013 and plans for this year. Including:

- Ongoing maintenance of the micro parks and common areas (largest share of the CME budget).
- Implementing a standard landscape plan for new monuments working with garden club and HBF.

## **Events**

Susy Stovin gave an update on the planned events for 2014 including plans for a neighborhood street party later in the year.

## **Transportation**

Gay Colyer reported the following regarding the Transportation Committee:

In the fall of 2012 at the request of neighbors on Vermont and Stovall Blvd. an industrial triangle was installed by the City of Atlanta Public Works department. These neighbors felt the intersection wasn't safe and the Commissioner has agreed with them even though there hasn't been a reported accident there. Unfortunately, none of the adjacent neighbors were consulted and everyone had a different opinion of how the intersection could be improved with safety, functionally, drainage and aesthetics as the top concerns. The Transportation Committee with the approval of the board hired the Foresite group, an engineering firm, in April 2013 to address these concerns and present us with some concepts which we could ask the City of Atlanta to implement. We signed a contract for \$6,000 and have to date paid this firm \$4,800. Foresite presented us with 2 concepts and the traffic engineer with the City suggested one other concept. Currently, these 3 concepts are being reviewed by the Watershed department with particular emphasis on drainage. This has been a very slow process due to personnel turnover in the Public Works and Watershed departments. Currently, the Commissioner of Public Works and Howard Shook, our city councilman, have become more involved and we have been assured that the process is being expedited. As soon as we review the Watershed remarks, we will meet with any interested neighbors and then with the help of the Foresite group work with the city to improve this intersection.

In March of 2014 due to input from the neighbors, we again hired Foresite to do a comprehensive traffic study for the City of Atlanta side of the neighborhood at a cost of \$20,000 and at the same time the City of Brookhaven has also hired this same group to do a traffic study for them. This is a good opportunity for us to have the entire neighborhood evaluated for speed, volume of traffic, commuter cut through traffic and get suggestions of traffic calming measures. This will allow us to have a baseline to be used in discussions with both cities as we focus on the safety of our neighbors and neighborhood.

In addition, with the help of Hal Kravitz who serves on the transportation committee we have created a Pothole Patrol and submitted all of the existing potholes to both cities for repair. The city of Atlanta had 25 reported and the City of Brookhaven had 1. We are making progress on those and have emailed them to the neighborhood with the appropriate reference numbers for follow up.

The transportation committee will be taking a look at the sidewalks during 2014 and 2015 and with the input from neighbors determine where those might be wanted and needed.

The meeting was adjourned at 8:30pm.