

**Minutes of the Chastain Park Civic Association
Board Meeting, January 22, 2007**

The January 2007 meeting of the Chastain Park Civic Association (“CPCA”) was called to order at 6:40 pm on Monday, January 22, 2007. Attendees are shown on Exhibit 1 which is attached hereto and made a part hereof. A quorum was present. (It was noted that a quorum is 12 Board members.)

JK noted that Pat Chesney resigned from the Board in November 2006. Denice Burch has not officially left the Board. Kelly Haner has continued in the position of Treasurer but will be rotating off the Board at the end of this fiscal year. Justin Wiedeman is retiring from the Board as of January 2007.

Jim King discussed the Treasurer’s report. The format may be changing based on Kelly Haner’s recommendation. Justin Wiedemann felt the number of transactions has significantly increased and for this reason we may wish to look into putting the security patrol on a payroll system.

We are up to 380 members as of January. Maria Diedrich will be working on returned envelopes to correct the mailing list. The new approach of sending envelopes to encourage membership may have increased membership. The membership form will be put on the website. The zoning policy will be placed on the website. The website is registered under the Civic Association but Carrie Anne Rillo maintains it. Debbie Shay suggested that we may need to outsource the maintenance of the website.

Maria Diedrich reported that based on the Treasurer’s report, much money was spent on member acquisition in 2006. The cellphones for the security patrol seem to be working. The security patrol is for 28 hours per week and the number of incidents seems to be down. The mounted patrol is visiting the Park sporadically. Jim King plans to encourage this patrol. Maria wants to see greater bicycle visibility. Jim has talked to Major Sellers and feels that as the largest park in the City we almost deserve our own officer. A question was asked how a bicycle policeman is available in Piedmont Park. It was suggested that this is funded by a nonprofit organization. Todd Davis reported two thefts in his area and the theft of lawn equipment. Maria noted that crime is generally up during November and December. Jim inquired if there was construction in the neighborhood when the thefts occurred. No other areas reported crimes. Jo Elliott noted that in the Sandy Springs area there have been people taking items out of mailboxes and bad checks being written. Some of this information was put on the security network.

Bill Kasper had no news on amphitheatre issues.

Kirk Oppenlander reported that there is another attempt to re-zone the first five to six houses on Powers Ferry Road where they would wish to place 28 homes. This would require rezoning to either RG3 or 4B or a PDH. The projected sales price is \$1.2 mm per home (three stories, 4,000 square feet each). We have codified our rezoning policy to

state that densities greater than R3 will not be supported. This appears to be an attempt to spot zone. Developers also cite this as a transition zone. We feel the transition is Roswell Road. This is a problematic intersection with hydrology problems. This would also affect the Tuxedo Park area. There are one to three landlocked lots that would be affected. Two issues are rezoning and the development itself. The rezoning comes first. Kirk's initial letter to the developer's legal counsel was to present the CPCA land use and rezoning policy. Some on the NPU-A Board suggested we may want to learn more about the development rather than reject it out of hand. There was an attempt here again to proceed with minimum consultation with the neighbors and the Civic Association. Kirk is assembling a meeting of the advocacy committee from the Civic Association to review the plans, along with the developer, his architect and his legal counsel. Maria asked if the developer has purchased the land. Kirk says the developer will offer 1-1/2 to 2 times the normal value in an attempt to secure the residents' agreement. Our current zoning is 2-1/2 homes per acre though there is lower density in some areas. One of Kirk's chief concerns is the setback in connection with the last remaining house and the precedent that there is no buffer to stop this kind of development. We have ample precedents for one-for-one home replacement in our area where we have stuck to our land use policy. Jim noted that this portion of Powers Ferry Road, LeBrun and Wieuca Road are the current hot spots for redevelopment. Maria noted that this kind of development may increase crime. Jim noted it is a density issue and inquired as to the maximum density allowed. The subject area is 4.4 acres so the maximum density is 2.5 homes per acre. A PDH has to maintain the square footage requirements for the zoning but can make modifications such as distance from street, or width of street. The Hillside Drive development is a PDH. The NPU-A meeting where this matter will be addressed is February 27. The general meeting for residents is on March 6. The ZRB meeting will be on March 8. Kirk feels this is the most serious attempt he has seen on this property and suggested we need to be ready to broadcast the nature of this development to our membership. The NPU meeting is January 30. The developer is Alexander. Jo Elliott expressed the position she has made in the Sandy Springs rezoning efforts. There is a culture that we have all bought into in this neighborhood and it should be maintained. Kirk thinks we have a number of existing buffers. Bill Kasper fears these little bits of encroachment will result in no park in 40 years. There is much demand for the Lutheran Church of the Ascension property. We are the only R1 and R2 zoning area in the City. Maria asked for the progress on revising NPU boundaries in the Chastain Park Civic Association area. Kirk has discussed this with Claire Muller and Brink Dickerson is also investigating it. Kirk was asked to investigate the situation on Blackland Road where some homes are for sale. Mark Reese will be asked to send a report on the Wieuca Road development and Georgia Power.

Jo Elliott reported the big issue now for the City of Sandy Springs is the tree ordinance and noise ordinance. These will be resolved at the end of January. The City of Sandy Springs website is very good and Jo asked to have a link on the CPCA website to the City of Sandy Springs website.

Michael Bunch will be requesting nine more signs and four crosswalks. Jim King talked with Carolyn who works for Clair Muller regarding sidewalks. He requested a planning

team meet with the CPCA to discuss sidewalks. Carolyn reiterated that the planned sidewalks would still be constructed. Bob Mason asked about the sidewalk near the Baptist Church on Roswell Road.

No one has responded to a request for help with the website. Michael Bunch asked how the website was constructed and inquired if there was an e-commerce aspect to the site.

Heather Chronos presented Ray Mock's report. The Conservancy has been to the Atlanta Planning and Advisory Board ("APA Board") and to NPU-A and NPU-B and North Buckhead regarding the Master Plan. The Conservancy wants to continue obtaining data through the web survey. The survey will be open through the end of February. The consultants and J.P. Matzigkeit were going to send a link to an update. Justin stated that there is nothing to update. Ray will spend the next several weeks talking with other NPU Presidents because Chastain is a regional park. APA Board is critical to the City Council input. We hope our model will help other regional parks. The Conservancy have approximately 1300 hits on the survey. The plan is to have a presentation at the annual meeting. Maria felt there has not been much communication to residents about the Master Plan and feels there should be more of a PR aspect or different packaging to present the Master Plan. The Conservancy and the CPCA is a division of labor so we are not doing the same things. Heather asked if the CPCA is taking responsibility for park or neighborhood security. Jim noted it is both. Jim asked if everyone read JP's funding request for the Master Plan. Justin stated there was a misfire between the Conservancy and the CPCA on communication of the Master Plan. Justin has responsibility to many entities (including the entire 24 NPU's) to aggressively solicit input outside our neighborhood. The Conservancy is building an email list of people who wish to be kept updated. The Conservancy has asked that half the study be paid from the Trust Fund. Maria feels that putting in a bathroom with 24/7 hours of operation with security is dangerous. Kirk asked if we look at the CPCA security as primary or supplementary. We choose to supplement the City's security. The current supplemental security is based on participation of the neighborhood. Jim suggested talking with Barry Miller about the bathrooms. The plan is to install magnetic locks to lock the doors in the evening. Bill noted that approximately \$500K is generated per year for the Trust Fund. Justin noted if we do not have a Master Plan, each individual improvement project will require the same request procedure as is required for the Master Plan. Half of the money for the Master Plan has come from Cox Enterprises. The other half is needed to complete the report. A Board member asked who was monitoring the Conservancy's use of these funds. The answer was the Parks Department. Todd asked where the funds would come from if they did not come from the Trust Fund. Justin felt that if they do not have the neighborhood support for the Master Plan then they may not go forward. Todd noted this is a large allocation of funds from the Trust Fund (\$118,500). Caroline King asked what the use would be of the \$118,500 if not spent on the Master Plan. Bill Kasper said the City can do what they want with the funds. Bill believed the CPCA role was only as an advisor and we had no control over the money other than to put our foot down. Last year money went to the Arts Center and to lights around the Park. There are two trust funds, one from tickets and one from parking. There are parameters on how each fund can be used per the contract. Since the division of labor, there have been no requests from the CPCA

for funding; this has been left to the Conservancy. The City initiated the use of funds for security. We do not have to vote on support of the Conservancy's use of the trust fund monies but we have voted in the past. Michael Bunch stated that the Master Plan would be the currency to justify the components. The CPCA voted to approve the use of Trust Funds for the Master Plan with 9 in favor, two abstentions, and one opposed. Michael asked if we still feel we need to reach residents for input. The response was that all information has been sent via email to date.

The North Atlanta Swim Association (the "Swim Association"), represented by Jim King, presented a design for the pool. Jim King gave a brief history of how the swim association was started. The present bathhouse would be replaced with a new structure. There would be an indoor and an outdoor pool with a child's pool. There are no public swimming facilities in the north Atlanta area. The proposed facility has a 50 meter pool. There would be a concessions area in the new structure. The facility would be three stories. The structures would re-use the granite in the existing bathhouse and would resemble the new Galloway buildings, but still feel like part of the Park. Jim met with the Urban Design Commission. The Executive Director was very pleased and very supportive. They had only one or two minor concerns. There is a formal process to follow with the Urban Design Commission to obtain formal approval. Debbie Shay asked when the process would be starting. Jim stated there would be certain protocols to follow first.

The City has presumed \$1.5 million for the project. The initial construction estimate is \$15 million. Kirk asked about naming rights. The City is working on a naming rights program. There is a clear need because the YMCA is turning away children from their swimming programs. The new pool footprint will extend beyond the present footprint into the forest. No green certification has been sought. The plan is to replace specimen tree for specimen tree. The Swim Association will work with the Conservancy to replace trees elsewhere in the Park. Jim was sharing the information with the CPCA but not requesting a vote at this time.

There being no further business to conduct, the meeting was adjourned at 8:45.

EXHIBIT 1

Name	4-06	5-06	8-06	9-06	10-06	11-06	1-07	2-07	3-07
Ron Bossick	X	X	X	X		X			
Michael Bunch		X	X			X	X		
Denice Burch		X							
Ron Carpinella		X			X				
Leigh Catherall									
Pat Chesney	X	X		X					
Heather Chronos		X	X			X	X		
Cameron Cole	X	X	X		X	X			
Todd Davis	X				X	X	X		
Brink Dickerson	X			X	X	X			
Maria Diedrich	X	X		X	X		X		
Jo Elliott		X	X		X		X		
Kelly Haner									
Bill Kasper	X		X		X	X	X		
Caroline King	X	X	X	X	X	X	X		
Jim King	X	X	X	X	X	X	X		
Penelope Malone	X	X	X	X	X	X	X		
Bob McCullough		X							
Ron Oertell		X							
Kirk Oppenlander	X	X	X	X		X	X		
Mark Reece	X	X	X	X	X				
Debbie Shay	X		X		X	X	X		
Justin Wiedeman			X	X	X	X	X		

GUESTS:

Bob Mason						X	X		
3 CPCA residents								X	