

**Minutes of the Chastain Park Civic Association
Board Meeting, March 26, 2007**

The March 2007 meeting of the Chastain Park Civic Association (“CPCA”) was called to order at 6:40 pm on Monday, March 26, 2007. Attendees are shown on Exhibit 1 which is attached hereto and made a part hereof.

A motion was made and seconded to approve the minutes from the February 2007 meeting. The minutes were approved unanimously.

The treasurer’s report showed \$47,840 in dues were paid as of the end of the first quarter of 2007.

A motion was made and seconded to elect Jubal Gatwood to the Board and the vote was unanimous. Jubal has expressed interest in maintaining the CPCA Internet site. Jubal’s election to the Board brings the Board membership to a total of 18, making a quorum of 10. Therefore a quorum was present was this March 2007 meeting. The Board currently has positions available in publications, public relations, institutions and associations, event planning, Broadland-Hillside security rep, Northeast Chastain security rep, and treasurer. The Board was expanded from 17 to 24 to achieve more community involvement; however, we have lost some members due to attrition. The CPCA mission has evolved to become more focused on neighborhood issues rather than Chastain Park itself. Brink Dickerson was asked to review the bylaws.

Maria Diedrich reported that the CPCA membership at the end of the first quarter of 2007 is 486 members. We hope to hit the same number of members as last year and perhaps exceed it. The northwest and west areas of the CPCA area have the highest membership percentage of households. The northeast and southwest are lowest. Membership is fairly evenly dispersed across the other zones. Jim King suggested identifying who the current members are, and have members ask neighbors who are non-members to join. Maria asked if we would be sending out the same type of newsletter in 2007 regarding membership as was done in 2006. Jim thought we should wait until the beginning of summer to focus on membership. Jim felt we should wait to get the membership form on the website and then we could send emails to people with a link to the website. Our goal is to get the website up and running for the annual meeting, which is scheduled for April 23 at 6:30 p.m.

Bill reported that there was no news concerning the amphitheatre. Brink Dickerson expressed concern that with the decision of the Atlanta Symphony to perform in an amphitheatre to be constructed in Alpharetta, the type of concerts and attendees will be changing radically. Brink feels that the concert dates abandoned by the Atlanta Symphony will be inherited by Concert Southern Promotions. Bill thinks this is a lesson for us to keep an eye on noise and traffic because we do not know what will happen to the amphitheatre. 2010 is the renewal year for the lease of the amphitheatre by the joint venture between the Atlanta Symphony and Concert Southern Promotions (the

“Venture”). Bill noted that more and more symphonies across the U.S. make most of their money during their summer series. Mark Reece asked what we could do to help the CPCA’s position in this regard. Brink stated that we have to live with the existing contract between the City of Atlanta and the Venture. There are other possibilities for use of the amphitheatre. Bill states that one of our policies has been to do nothing; for example, we prefer to not have the sound level at the amphitheatre not dictated by a contract. The overall sound level has increased to make up for the reduction of the bass level. Brink suggested that perhaps this is the year that the CPCA pursues setting the sound level, while we still have the involvement of the Atlanta Symphony and their goodwill. The last sound study that was made provided reasonably good information concerning sound levels. There was some sound mitigation during part of the 2006 concert season. If there are further problems this year, we may ask for another study. Jim feels the solution is a negotiated solution on sound levels, rather than spending additional money on sound studies. Brink suggested that the CPCA take a position on acceptable sound levels and let the City respond. Bill suggested traffic overload as a limitation on use of the amphitheatre. Bill had drafted a letter concerning sound levels that was not sent to the City. Brink feels by the end of summer/early fall, we should have a strategy if the use of the venue begins to deteriorate. Bill has a meeting with the Conservancy and asked if he should suggest other uses for the amphitheatre. One of Bill’s comments to the Conservancy is that they are assuming that all contracts will continue in perpetuity, rather than looking at whether a venue should have another use. Bill feels the amount of money generated out of the facility goes into the tens of millions over the life of the contract and the best we can do is work with the Venture. Michael Bunch suggested that opposing the amphitheatre might be a policy to get what we want.

Jim noted that the City of Atlanta Police Department has been vigorously enforcing parking in the Park. It appears that the recent robbery at the Wachovia Bank at Roswell Road and West Wieuca Road was not reported and this is of concern because manpower is allocated based on reported crimes. Councilman Howard Shook is investigating this matter. Jim cited a recent meeting at the Citizens Advisory Committee in which the Atlanta Police Department representative was condescending and rude.

Kirk Oppenlander reported on NPU-A. The Alexander Properties proposed development discussions continue. Kirk has stood fast on our land use and zoning policy. We started with 8 properties on 4.3 acres. They have reduced the number of lots to 7 (3.9 acres) and have a 24-house plan. Kirk has been working with the developer’s counsel and the developer on creative solutions. The developer wanted to rezone to RG3 which brings in a whole new use for this property. This would require an amendment to the CDP as well as the rezoning. Kirk was willing to do a PDH zoned at the current density which would have given them perhaps 10 houses. Kirk went to the City of Atlanta Bureau of Planning and received an initial comment from the City of Atlanta attorney on this proposed development. The City’s policy of PDH’s would preclude increasing density through a PDH. The City attorney’s view is that Roswell Road itself is the transition zone, not streets off Roswell Road, and there is no requirement for any further transition area into the neighborhood. We have established historical, economic, and land use boundaries and the current buffers are the Sardis Methodist Church and the Georgia Power

substation. There is a meeting tomorrow to talk about about more creative use, but Kirk doubts we will see anything that will allow development above 10 houses and he thinks it will remain at 7 houses. Kirk thought that a cul-de-sac might be a possibility. Kirk wondered if we are giving away too much and perhaps the City of Atlanta would support us in sticking to our land use and zoning policy. NPU-A supports it and the City supports it. The City understands that allowing this type of development at this site sets a precedent that affects all gateway streets into Chastain Park. There are some very strange lots on Blackland Road that would be imperiled by this development. The City of Atlanta understands our position. Brink offered to push R-2B into the east Chastain area if the neighborhood will support it. Brink is scheduled to talk with Mary Norwood about the NPU-A/B issue. Bill Kasper thinks that having this zoning change is very important. Brink and Jim have a difference of opinion about where the NPU-B boundary should lie. Brink thinks the boundary should be one house off Roswell Road; Jim thinks it should include Roswell Road. Kirk is waiting on the outcome of discussions between the City of Atlanta city attorney and the Bureau of Planning; the city is being very strict on use of the PDH zoning. The Zoning Review Board follows very strongly the recommendations of the City attorney and the Bureau of Planning. Alexander Properties has a history of low-to middle-class apartment property management.

The proposed Wieuca Road development has been withdrawn. We believe a couple of their contracts to buy homes on Wieuca Road have expired. The developer said they wish to come back with their site plan and a new application. There is no further information on the proposed CVS development at the corner of Roswell Road and Wieuca Road; it has been deferred yet again.

Jo Elliott reported the new comprehensive land use plan is under review in the City of Sandy Springs. There is a big change proposed for Roswell Road south of Belle Isle which would be a large increase in density. People are being recruited as 'friends of the Roswell corridor'. A variance for a flag lot next door to Jo will be heard at the April City of Sandy Springs Board of Zoning Appeals. Jim suggested Jo should speak with Nancy Early on the High Point Civic Association about the Roswell corridor matter.

Michael Bunch reported a conversation with the City of Atlanta about the Tuxedo Terrace striping. The City of Atlanta representative suggested Michael discuss the situation with the Georgia DOT. There is a jurisdiction issue between the City of Atlanta and the Georgia DOT. Kirk noted overgrown areas along Powers Ferry. Most of these points have bus stops, which would seem to be appropriate areas for piano striping.

There have been some calls about sidewalks and East Conway/Jett Ridge are areas that are potentials for sidewalk installation.

There being no further business to discuss, the meeting was adjourned.

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		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		X	
Todd Davis	X				X	X	X	X	X
Brink Dickerson	X			X	X	X		X	X
Maria Diedrich	X	X		X	X		X		X
Jo Elliott		X	X		X		X	X	X
Jubal Gatwood									X
Kelly Haner									
Bill Kasper	X		X		X	X	X	X	X
Caroline King	X	X	X	X	X	X	X		X
Jim King	X	X	X	X	X	X	X	X	X
Penelope Malone	X	X	X	X	X	X	X	X	X
Bob McCullough		X							
Ron Oertell		X							
Kirk Oppenlander	X	X	X	X		X	X	X	X
Mark Reece	X	X	X	X	X			X	X
Debbie Shay	X		X		X	X	X		
Justin Wiedeman			X	X	X	X	X		

GUESTS:

Bob Mason

X