THE CHASTAIN PARK CIVIC ASSOCIATION

Meeting Minutes: March 23rd, 2015

Attendees (based on a quick visual scan of the room): Mikki Hawkins, Tejas Patel, Jubal Gatwood, Jason White, John Terry, Sarah Lynch, Frank Toye, Marsha Holcombe, Ashley Battleson, Kirk Oppenlander, Tor Svennumson, Stacey Vaughan-Gatwood, Steve McClelland, Brink Dickerson.

1. **Kirk welcomed everyone to the meeting.**
2. **Special Guest: Tony Peters--BATMA, Livable Buckhead, Inc. & Buckhead CID (Community Improvement District)**

Kirk introduced Tony. Tony said he has 2 roles. He works for Livable Buckhead and the Buckhead CID (they are housed in the same office space). Tony said the CID has been around for 12 years. Livable Buckhead has been around for 4 years. Tony stated that BATMA actually gave birth to Livable Buckhead. BATMA’s main role was to promote alternative forms of transportation into Buckhead. Six years ago, BATMA and the CID took a look at the problem of increasing green space in Buckhead. The goal was to put together a plan for increasing greenspace. In the last 3 years, 30 acres of green space has been added to Buchead – mainly through the Path 400 project. Path 400 is a 5.5 mile trail. It goes from Loridans Dr and connects to the beltline. The second phase will be open in January or February of next year. Livable Buckhead is in the capital campaign phase to finish all phases of the trail.

The CID is funded by the commercial property owners paying an extra tax. Residents don’t contribute. Tony described the geographic boundaries of the tax assessment. The CID gets about 4 million per year that it uses to enhance the area and infrastructure. The CID paid for the engineering and a portion of the construction at the Piedmont and Habersham road intersection. The project has been stalled because of utility conflicts. They are supposed to be finished by end of May.

Another project that the CID has finished is the redo of Loudermilk park. It opens at 1:00 pm on March 31. The CID’s largest project has been Peachtree Rd (from Maple Drive to Peachtree Dunwoody) Phase 3 and 4 of this project is Maple Drive to Shadow Ln and Maple Drive to Sheridan. There are two options for phases 3 and 4. The DOT will evaluate which option to choose (in conjunction with the CID).

The CID is also going to re-engineer West Paces between Peachtree and E. Andrews. Tony also mentioned that the CID maintains the Roswell Rd and Powers Ferry intersection.

Tony mentioned the SPI district concept. In Buckhead, there is SPI 9 and 12. Those 2 districts have their own streetscape requirements.

Frank asked whether there are any plans to connect Path 400 to Chastain Park. Tony said there is no plan to do so.

Tony said he will leave his contact information with Kirk and Frank. He welcomed input/comments from public.

1. **Meeting Minutes Approval: Tejas Patel, Secretary**

Jason moved to approve minutes. The motion was seconded and passed.

1. **Treasurer’s Report & Membership Summary: Jubal Gatwood, Treasurer**

Jubal stated that we have raised over $27K. We have a little over $20K in our account. Jubal said that we are caught up on our payments to security.

1. **2015 CPCA Membership & Security Patrol Pledge Drive: Mikki Hawkins & Jason White, Vice-Presidents, Membership**

Jason said that we are in the process of finalizing our plan for security. He said that we will use a voting feature on NextDoor to decide how to implement safety and security. Jason stated that there has only been $4,500 pledged toward security, so there is not a lot of support to fund security patrols.

Mikki stated that we are up to 412 members.

1. **CPCA Website: Mikki Hawkins**

Mikki said we are not going to be charged for the website work. It is being provided pro bono. We are in the process of adding some functionality to the website.

Additionally, Mikki stated that we are doing partnerships with businesses. Last month was Uncle Maddio’s and this month is Chik Fil A.

Mikki mentioned that Sat. April 18 there will be a “barre in the park,” a free class at tennis center.

Mikki encouraged everyone to use NextDoor.

1. **NextDoor & Other Social Media: Ashley Erbesfield Battleson, Vice-President Community**

Ashley had nothing to report.

1. **Advocacy: Land Use Planning & Zoning**

* **NPU-A: Kirk Oppenlander**

Kirk had nothing to report.

* **Sandy Springs: Marsha Holcomb**

Marsha mentioned that JLB project is coming along.

* **Z-14-75: Proposed Rezoning of Wieuca Rd. (west side of Roswell Rd.) from R-3 single-family (current, maximum allowable density) to MR-2 multi-family.**

Kirk introduced Jessica Hill (the lawyer for developer). Jay Clark from Southeast Capital introduced himself. Jay has been working on the project for some time. It is currently 8 single family lots. Jay wants to rezone from R3 to MR-2 for construction of single family homes. The homes are 2 story, 4 bedrooms, 3000 square feet.

A significant number of questions and answers followed.

Jay mentioned that the stream buffer will be preserved. Jessica noted that mixed zoning is not unusual. She also mentioned that it is surrounded by commercial property. Jay mentioned that the lots even today are non-conforming.

The zoning decision will be in May. The contracts on the north side are contingent on the zoning application going through.

Kirk shared his thoughts on the project

Others commented.

Kirk moved that we reject the proposal for rezoning from R3 to MR2. The motion passed. (with one abstention)

1. **Next Regularly Scheduled Meeting–April 27th @ Chastain Horse Park, 6:30pm**
2. **Adjourn**