



Chastain Park Civic Association Meeting Recap October 22, 2018

Time and Location: The October 22, 2018 meeting was held at 6:30pm at the Chastain Horse Park Clubhouse.

Board Members Present: Kelley Gambrell (Treasurer), Mindy Kaplan (Secretary), Ashley Battleson (VP Community), John Terry (VP Safety), Walt Bryde, Jubal Gatwood, Marsha Holcomb, Frank Toye

Neighbors and Guests Present: Emily Willingham, James Ramsey, Disja Koch, Peggy Lord, Bob Koch, Robb Bryan, Ward Entrekin, Corbin Armstrong (Pulte Homes Attorney), Garen Smith (Pulte Homes), Joey Maxwell, Bryan Ehram (Pulte Homes)

Quorum: The Board discussed the lack of quorum. Therefore, official business and voting cannot take place at the October meeting. The group decided to move forward with discussion.

Treasurer's Report

We have a little under \$40,000 in our bank account. We are in good shape to fund our security patrol through year end, and there are no large expenditures expected through the end of the year.

Membership Drive

The CPCA 2019 Membership Drive has begun! Dues will be \$120 per household, and they align with the calendar year. However, if you join now, you will receive the rest of 2018 along with your 2019 membership. You can join and renew your membership online at https://chastainpark.org/join_us/. In addition, mailers will be sent to all our neighbors within the next month or two so please be on the lookout.

A great perk of being a CPCA member is the access to our security patrol. CPCA security patrol is made up of off duty police officers. During patrol, they drive their own car with a magnet placed on the side. As a member, you receive the security patrol's contact information and can request house checks while you are out of town.

West Weiuca Townhome Development

Corbin Armstrong, Attorney representing Pulte Homes, along with a few Pulte Homes representatives, presented their plans for a new townhome development on the south side of West Weiuca. The property is 3 acres where there is currently a daycare and 2 office buildings. This would be the second phase of the townhome development currently under construction across the street. Pulte Homes would like to rezone the property to MR3 with a loading zone reduction. The property is currently C1, RLC, and R3 on the back sliver. Ms. Armstrong went over the proposed site plan which includes 32 4-story homes with a new street scape along West Weiuca and a gated entrance. Based on previous feedback, the gate will be 44-feet from the street and will include a turnaround. The street scape includes a 10-foot sidewalk with added trees and landscaping. The back of the property will back up to Chastain East. The attendees asked about impact to trees. Per Pulte Homes, there will be a few trees removed, but the property is primarily impervious concrete at this time so the impact will be minimal. There are a few trees

planted in the asphalt area that will be removed; however, the majority of the trees along the back of the property will be preserved.

The attendees discussed the timing of the proposed project and if they can wait until the current construction is complete. Pulte Homes shared that the plan is to finish the other side before beginning construction of Phase 2. They need to sell 6 more in the current development. The estimated building timeframe is around 2 to 2.5 years from start to finish.

Ms. Gambrell thanked the Pulte Homes Team for presenting their request.

Mr. Toye, NPU-B Chair, shared information from the recent CDP meeting last week, and that there doesn't seem to be any strong opposition to the development. The board and neighbors discussed that going from commercial to residential is desirable, and it will be an improvement to have a nicer street scape in that area. Overall, everyone in attendance supported the proposal.

Blackland Project Update

Mr. Toye shared that the Blackland Townhome project went before the Zoning Review Board recently, and the application was tabled for 60 days. At the Zoning Review Board Meeting, the neighborhood's position was that the land should be developed with no more than 4 houses to not negatively impact the residential area. The Zoning Review Board requested that the neighborhood work more with the developer and to come back at a later date.

Holy Spirit Expansion

There was a meeting on October 30 at Holy Spirit to present the proposed development of the mostly undeveloped 9+ acres within the city of Sandy Springs along Mount Paran. The Council of Neighborhoods is heavily involved in the proposed development, and several neighbors have voiced concern and disapproval of the project. There is concern regarding the plans to build a parking deck, drive off of Mount Paran, and to bring more students to this one campus. There is an existing agreement between the school and the neighborhood about capping enrollment to 350 students; however, it is unclear how the proposed expansion applies to the agreement because the new campus will be in Sandy Springs versus City of Atlanta.

Sandy Spring Development Code Updates

Ms. Holcomb shared that there are several new or changing development codes within Sandy Springs again. One change of interest is the removal of building heights to protected neighborhoods. Instead of building heights, it will be okay as long as no more than 3 stories high. In addition, in Sandy Springs, renovations to drive-throughs can now occur, and the city has allowed for more attached housing such as townhouses in certain areas.

CPCA Social Events

The group discussed the upcoming Winter Gala and potential dates for the event. The event would usually occur on January 26; however, the CHOA's Hope and Will Ball is that same night. Most agreed it would be best to move the event to a different date, and Friday, January 25 was suggested. Everyone agreed to keep the price the same at \$40/person.

Powers Ferry Bride Update

Neighbors asked if anyone knew why there is limited if any progress. It appears that the utilities are causing the delay. One neighbor shared that they believe Comcast and AT&T are currently causing the delay. It appears the project is behind schedule.