

Welcome of New Board Members

Pamela Papner - President

Shawna Mahony– Secretary, Membership

Doris Betz– Communication, neighborhood preservation

Paul Burks – Chairman library lots committee, planning committee

John Wolfinger: Safety Chair

Karen Page – Treasurer

Frazier Dworet – Planning committee, 501c3 designation

Joe Krebs – Co-chair of planning, parks

Allie Coker – VP, fundraising, Summerfest, tour of homes

Candidate Introduction –

Kelly Lee: Fulton Co Superior Court Judge – open seat, non partisan, 4 year term, Morningside resident- look at the AJC voters guide and the secretary of state website for more information

Old Business:

• **Neighborhood Commercial (NC)**

John Peak, David Green: architect hired to help VHCA to understand opportunities and fit for NC

Initiative to rezone commercial aspects of N Highland from C1 to something that encourages the development and continuation of the type of structures we currently have in the neighborhood (such as those structures around Atkins Park). NC promotes size, scale, and structure in line with current neighborhood.

Initiative started when the permits were granted for The Mix. Attempt to give balance to commercial and residential concerns. Encompasses 3 separate nodes, and thus 3 sets of zoning ordinances. Has received buy-in from 50% of commercial property owners.

NPUF on Oct 20th – a vote to recommend approval to the City – will take place at Hillside (off of Monroe)

The City is enthusiastic that VHCA has taken so much action. There is reason to believe that the City would like to see it passed.

Standards across the 3 Nodes:

- Requirement for notification
- Limitation of building height (3 floors or 42 feet)
- Screening for parking structures
- Eliminated Gas stations (except for the one currently there)
- Etc. See vahi.org for details

Node A: Amsterdam Node (includes vacant lot across the street)

Maximum 6 bars/restaurants

There are minimum parking requirements, which led residents to fear that a new parking structure would be built without redeveloping the vacant lot. If new parking spaces were to be built, business would have to develop additional square footage of retail development (commensurate with amount of parking built).

Every 150 square feet of commercial space requires 1 parking space. We agreed to study the wording for Node A to better reflect the intent of the NC Steering committee.

Node B: Intersection of Virginia and Highland

Does not include Aurora or the Bank (both are located more in residential neighborhood, and is currently Residential Limited Commercial)

Not allow flexibility of parking for any addition bar/restaurants – would allow up to two more bars or restaurants (currently 13) that could share parking within the node.

Node C: Atkins Park

Dish, CVS, Diesel, etc. and strip down to Neighbors, and Hand in Hand

Not allow flexibility of parking for any addition bar/restaurant- Currently has 18 bars/restaurants - would allow up to two more bars/restaurants that could share parking within the node.

Pluses to the Businesses:

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- Flexibility of Parking – you are allowed to move parking offsite of future development for up to maximum bars/restaurants in each node.
- C1 is heavily weighted toward commercial development. NC increases residential density and has many other advantages to residents and commercial property owners. See: vahi.org.

Residents in attendance voiced concern over the feasibility of developing the lot across the street from the post office due to parking requirements, over the possibility of a parking deck in the Amsterdam Node, and that new development will be hastened. Question posed by resident: What happens if the trees in the buffer die? Answer: That is an enforcement issue and a requirement of the ordinance is that the owner keeps it up.

NC was developed to maintain our standard of living that we currently enjoy in VaHi. It assures that any development will not be of such a size that it will destroy the neighborhood ambiance.

There has been no vote of residents to see if there is buy-in from the residents. Response was there was a community survey where overwhelming response was that out-of-scale commercial development was one of our biggest problems for the neighborhood; much favorable resident feedback was also obtained from many NC Meetings. The NPU-F vote is where residents can vote on NC Zoning.

Board expressed empathy for concerns of individual residents, but unanimously supported plans as set forth. Board advocates contained development per NC Zoning, as opposed to unfettered growth, per C1 zoning.

Residents have angst over Amsterdam node. Question raised – can we push forward the other two nodes, while holding back on Amsterdam node? Answer:

We can have another neighborhood meeting before NPUF. There is interest in meeting one more time with David to go over specific sections of the code.

Resident suggested that at NPU-F, we should look into voting on the individual nodes as opposed to voting for the 3 nodes at once.

President advised that intent is to vote on all 3 nodes together. Motion created by President: move that board approve NC zoning for Nodes A, B, C with 1 conditions:

Reduce land use change behind Chevron to only include 4 parking spaces

It was also decided there would be more discussion about potentially tweaking the verbiage associated w/ parking spaces per square footage in Amsterdam Node.

Motion seconded: by J Wolfinger

Straw Vote:

12 in favor

3 opposed

1 abstention

Board vote – passed unanimously

- **Sgt Pool Zone 6 report:**

Kenneth Lamb has been arrested on probation violation

Auto thefts, larceny from auto, etc is up

New GPS systems are hot – if you leave them in the car they will be stolen.

Auto break-ins have increased since gun laws were relaxed – thieves are breaking into cars and stealing guns

Pedestrian robberies occur later when people are leaving bars and restaurants

- **Variance Request :**

Mark and Mary Stouffer

They are requesting a set back variance down to 3 feet, which is setback for existing garage. They want to replace an existing garage. Applicant requesting set back from 15 feet to 3 feet. Neighbor withheld support initially. The Stouffers have significantly revised their plans to bring them in line with neighbor's request. They do not have a letter of support from the neighbor – however, the neighbor has been informed of changes.

Motion to approve based on plans dated 9/10/2008 (variance V-08-179), Allie Coker seconded

Straw vote:

14 votes in favor, 0 opposed, 1 abstention, board voted unanimously to approve

Ric and Gaye Hudson

They request a variance to build a play structure.

There are letters of approval from neighbors.

Motion to approve V-08-204 to allow for the playhouse to be built within the playhouse, conditioned upon dimension 8 ft by 12 ft, 9 ft height and within design depicted on the brochure provided to planning committee. Motion seconded

Straw vote:

15 in favor, 0 opposed. Board approved unanimously.

- **Home Tour:**

December 6th and 7th

Allie is looking for help in recruiting sponsorships. They have family sponsorships starting at \$100

- **Safety Chair:**

An air condition compressor was stolen from a home on Ponce de Leon. It was suggested that locking the exterior electrical box would further deter thieves from stealing air conditioners for their parts – if they can't turn off the power, they will not be able to steal the unit without risking electrocution.

- **Library Lots Update:**

VHCA has a contract to purchase the property from current owner. Closing date set at Dec 5th. Working to get a state low interest loan (3% for 20 years). Also working to get EPA compliance to show that it can be a “rain garden” so that it uses its own water and keeps water from running off - and make it a passive park.

New Business:

- **Library Bond Initiative**

Bill Munro, Ponce Librarian - provided info about bond issue to raise money for renovation and expansion of libraries in Fulton County. The libraries are asking for \$275 million. This includes partial funding for a new central library. The libraries made suggestions. Example – current Ponce branch was not designed with computer technology and uses in mind. Will look for input from community. Ponce facility would get \$1.3 million. Margaret Roach of Atlanta public Libraries supports and helps with organization of “friends of the library” groups – they have to be a non-profit origination. See www.Afpls.org for more information

- **Payment to Architects**

Motion to approve \$8000 to architects (Lord, Aeck, Sargent) and Market & Main to complete additional work on NC, contingent upon passing of NC and ability to complete payment next year.

Other announcement:

Trees will be planted late at the substation due to draught.