January 2024 Board Meeting

Cathy Boston gave an update on COA zoning. Unfortunately, the Angelo Court construction that HBNA and the NPU objected to was approved by COA zoning. Cathy also reported on Canterbury's plans to demolish three houses they own on Vermont Drive and make enhanced green space in that area. We hope to keep the three properties separate from Canterbury's other main property and it will take a couple of months for the zoning to be approved.

November 2023 Board Meeting

Bob Connelly gave an update on COA zoning. We are waiting for the next steps on the Angelo Court construction to see if the NPU recommendation is adopted. Maribett Varner reported on a meeting that she attended with Cathy Boston to review Canterbury's plans to demolish 3 houses they own on Vermont Drive and make enhanced green space in that area. Cathy is also planning to explore what type of agreement we might create with Canterbury to prevent further development on that property.

October 2023 General Meeting

No report given.

September 2023 Board Meeting

Cathy Boston – Club Forest side yard project was declined due to stream buffer and opposition from neighbors.

August 2023 Board Meeting

Cathy Boston – one active item to note – a neighbor is having difficulty with a proposed plan for his backyard and the set back parameters. There is a lot of opposition from neighbors for the proposed project.

July 2023 Board Meeting

Bob reported that applications are static right now. The homeowner in Club Forest is reworking his plan to build a pool and entertainment area in the side yard of his property.

June 2023 Board Meeting

Cathy updated the status of permitting the side-yard pool and extensive cabana area at 4605 Angelo Drive. The property owner has illegally cut down trees. The Fulton Zoning Board recently unanimously denied the homeowner's application and recommended it go to an NPU meeting to be turned down. HBNA Board continues to oppose the pool plan in a non-participatory way.

May 2023 Board Meeting

Bob Connelly - There is a Fulton Zoning project that has been applied for regarding stream buffer and side lot use for a swimming pool.

March 2023 Board Meeting

In Cathy's absence, Maribett reported that we are still awaiting the outcome of Cathy's meeting with Canterbury Court regarding the houses they purchased on Vermont contiguous to the Canterbury property. The Board prefers that the house properties remain a separate parcel of land from Canterbury, to preclude further development.

February 2023 Board Meeting

No report given.

January 2023 Board Meeting

Cathy Boston – Canterbury Court – The first 3 houses on Vermont were purchased and are intended to be park/green space. Canterbury asked for HBNA support. The issue of concern is there are 2 ways this can be handled. Keeping the parcel separate vs the Original property adding it in to their existing land. The Board reviewed and felt like keeping the parcel separate may help insure that is does continue to be park/green space as originally intended and will not be built on in the long term. An agreement or some type of language or commitment would be ideal in order to help protect the green space in the future.

November 2022 Board Meeting

No report given.

September 2022 Board Meeting

Bob reported that a permit was granted for a pool in Club Forest.

August 2022 Board Meeting

Cathy stated that the Fulton Zoning Commission is now at six members, but that there are three candidates proposed to join which would make an odd number, helpful for voting outcomes. **Canterbury Court:** Vermont Rd. resident Diane Beck recently invited Cathy by her home to witness the water and silt destruction / build up occurring from run-off from the building site. Canterbury Court is deflecting responsibility, claiming that the silt and water flow emanates from two nearby homes that have no grass in their backyards. Cathy suggested that a portion of her budget be spent on a consult from a waterflow specialist. The water is carrying solids (silt) and is not flowing freely. Mark B. commented that the Board should support the neighbors' efforts to get the facts about the water / silt problem. Maribett cautioned that we should be cautious about setting an involvement precedent. The most effective way to help affected neighbors will be determined.

July 2022 Board Meeting

In Cathy's absence, Bob reported that there have been no applications for variances or other activity.

June 2022 Board Meeting

In Cathy's absence, Bob spoke about permitting for a redeveloped back yard at the corner of Stovall and Vermont and passed around a drawing showing plans for a pool and pavilion facing Vermont Rd. There was no objection or concern amongst Board members. The City of Atlanta Zoning Committee will meet to vote on the homeowner's request.

May 2022 Board Meeting

No report given.

April 2022 Board Meeting

Shelby Cobb reported, the water retention vault is under construction at Canterbury Court.

March 2022 Board Meeting

Cathy discussed street closure at Vermont Road and Peachtree Road for the water retention facility at Canterbury Court. Signage will be posted in the immediate area during the street closure.

February 2022 Board Meeting

Cathy reports one zoning variance in discussion currently. Cathy also requested suggestions or nominations for the Fulton County, City of Atlanta, Historic Brookhaven Zoning Committee.

January 2022 Board Meeting

Cathy noted the ongoing Canterbury Court expansion.
Cathy asked the Board for a nomination to serve on the Historic Brookhaven zoning committee. Cathy prefers a neighbor who is not currently serving as a HBNA Board member and is not personally concerned with local zoning issues.

November 2021 Board Meeting

No report given.

October 2021 Board Meeting

No report given.

September 2021 Board Meeting

No report given.

August 2021 Board Meeting

Cathy reported that one variance request has been withdrawn, due to neighbors' protest. Canterbury Court expansion is projected to begin by early October. Approximately two weeks ago, Vermont townhome owners were alerted to the news that the construction company intends to access the property from Vermont Road, through a gated wall that was built years ago for the sole use of emergency vehicles. Our previous agreement with Canterbury was that all vehicles would enter and leave the construction site via Peachtree Road. Understandably, townhome owners are very upset at the prospect of large parked and moving vehicles taking over that upper end of Vermont. The first three homes on Vermont are owned by an investor who is trying to sell them to Canterbury. Canterbury failed to let HBNA know about the change to our agreement. It is recorded in meeting minutes from Jan. 2019 that Vermont would not be used for access. Cathy is reaching out to Howard Shook's office for support, and expressed frustration with this change of plans from Canterbury after months of negotiation to reach an acceptable compromise. It will be cheaper for Canterbury and more convenient for them to access the expansion project from Vermont. Cathy promised to dig deeper to see what was recorded with the COA and look into determining our legal rights. We will need to look into signage to minimize parking on Vermont. Shelby will check for any existing signage. It was suggested that we might consult with Wade Copeland for possible legal advice. After further research, Cathy plans to meet with the person at Canterbury one on one**. Update 8/26:** Cathy met with townhome owners and the Canterbury representative on 8/22. Here is her comment from that meeting: Canterbury plans to start construction by the end of September or early October. Even though the original plan has been modified and downsized, it is still a very ambitions project and is expected to take twenty-two months. The expansion will include buildings along Vermont Road and on Peachtree from the existing building to Club Drive.

July 2021 Board Meeting

No report given.

June 2021 Board Meeting

Cathy noted that there was not much to report from **Fulton**, though a brief discussion of Buckhead City prospects ensued. Susy reported that Fox Brothers restaurant is moving into Windsor Station.

May 2021 Board Meeting

Cathy discussed the active Brookhaven real estate market. There is one home on Club Drive that received a variance to build closer to the street.

April 2021 Board Meeting

May 13, The Buckhead Council of Neighborhoods plans a zoom Meeting. Zoning discussion will include new zoning proposals by the City of Atlanta for single-family lots. Newly proposed zoning would allow multi dwellings on previously single-family lots. Many residents oppose the new zoning proposal.

March 2021 Board Meeting

No report given.

February 2021 Board Meeting

No report given.

January 2021 Board Meeting

Cathy Boston and Bob Connelly noted that 4061 Club Drive requests a variance for an addition.

November 2020 Board Meeting

No report given.

October 2020 Board Meeting

Cathy Boston noted a request for a pool on a corner lot, West Brookhaven and Club Drive, City of Atlanta.

Canterbury Court has scaled down their proposed development but still plan to build back into neighborhood from Peachtree Road.

There is a residence planned at Club Drive and Peachtree Road by a builder.

September 2020 Board Meeting

City of Atlanta is currently discussing guidelines for private short term rentals and rentals thru platforms such as VRBO.

August 2020 Board Meeting

No report given.

July 2020 Board Meeting

Cathy Boston reported, the request for a variance has been dropped for home at Club Drive and Davidson. The lot at Peachtree and Club will be developed as a single family residence. No variance needed.

June 2020 Board Meeting

No report given.

February 2020 Board Meeting

Committee is currently discussing variance for home at Club and Davidson. Variance requested to develop more of the lot than allowed without variance. Concerns re water issues especially for home behind proposed development.

January 2020 Board Meeting

Cathy discussed zoning request by home owner at Club and Davidson. She will go to NPU B to follow up on zoning request. Canterbury Court expansion will be decreased in density (about 3 stories) behind homes on Club and Vermont.

November 2019 Board Meeting

No report given.

October 2019 Board Meeting

Anne Culberson and Cathy Boston discussed and supported more involvement from neighbors and board in NPU B. Meetings are the first Tuesday of each month at St. Phillips Episcopal Church, 7:00 pm.

September 2019 Board Meeting

Cathy Boston reports, Canterbury Court is lowering the building height of recently proposed buildings. This will eliminate the plan by 30 percent from the recent plan that was approved by NPU. All buildings behind Club Drive and Vermont neighbors will drop in height by three stories. The building at the top of Club Drive at Peachtree will drop three stories also.

August 2019 Board Meeting

Canterbury updates – no updates at this time but will continue to monitor and keep tabs on any changes.

June 2019 Board Meeting

No report given.

May 2019 Board Meeting

In Fulton County, a zoning variance or request filed by owners at 4295 Club Drive. Request by owners for more coverage of the lot by out building or pool house. No support given. Request given for more details.

April 2019 Board Meeting

No report given.

March 2019 Board Meeting

Canterbury updates – a long process that did move from an inflexible start to a more accommodating situation as things progressed. A few key items were reviewed: Club entrance proposed service building height reduced to 3.5 stories high. Building behind first 4 houses on this street reduced from 6 stories down to 3 stories. Some balconies eliminated in this area to respect privacy of homeowners property. A large wall proposed will be built 8 feet in brick with room for landscaping provided. Club Dr area is the proposed PHASE 1. Phase 2 is the Vermont Rd area. New parking structure will be above ground, 13 stories total off of Peachtree. Buildings reduced down to 4 stories that will border neighborhood homes, however garage will be under these buildings. All items are still open to modification as they progress. Additional vegetation was agreed upon for all buildings and or garages bordering neighborhood homes.

February 2019 Board Meeting

Board requested update on Canterbury and Hastings properties in regard to development in near future. No report given at meeting.

January 2019 Board Meeting

Cathy Boston and immediate neighbors have worked on a compromise re Canterbury Court expansion. Final update soon from Cathy Boston. NPU B approved compromise.

November 2018 Board Meeting

Canterbury Court expansion is current concern of HBNA. November 26 is scheduled a HBNA neighborhood meeting and November 27 is a NPU Zoning meeting at St. Phillip's Cathedral. Little compromise has been made for neighborhood from developers. The neighborhood is asking for density closer to Peachtree Rd. and lower rise development on the property backing up to neighbors on Vermont and Club Drive. Considerations are property values of homes, noise, traffic, density, lighting, balconies, height, drainage and precedence of rezoning. Cathy asked that the Board support the neighborhood concerns.

October 2018 Board Meeting

Cathy updated board on the Canterbury Court expansion and request for rezoning. Cathy and most effected neighbors meet with attorney representing Canterbury Court, Carl Westmoreland. The neighborhood goals are to place most density on Peachtree and offer privacy and protection to neighbors. Neighbors have concerns regarding drainage, lighting, noise, height, density, and want more detailed plans of development. Most effected neighbors are hiring an attorney and ask for matching funds of $5,000 from HBNA. Support approved. Recreation court at Stovall and Club is denied currently.

September 2018 Board Meeting

Canterbury Court – additional meetings still to take place. The approach is to recognize the expansion is happening, how can we best influence the design and development plans in a way that both parties view it as a positive. Water flow, lighting, green space, building placement, etc all to be considered in continued discussions.

August 2018 Board Meeting

Cathy Boston: Cathy discussed proposed Canterbury Court development or expansion. Neighbors adjoining the development were notified by hand delivered notice within the past week. No notice was sent to HBNA. Neighbor on Club Drive and Vermont Road close to back property line of Canterbury Court are most affected. An eight story building is proposed further back into neighborhood than current Canterbury Court buildings. The zoning committee is scheduled to meet with Canterbury Court leadership and a town hall meeting for all neighbors will be scheduled within the week. A sports court with possible lighting is proposed for 998 Stovall Blvd. The meeting to discuss with be held this Tuesday, 6:30 pm.

July 2018 Board Meeting

Unimproved residential lot remains on the market at Club Drive and Peachtree Road. Cathy was asked to update the neighborhood at our August meeting on proposed Canterbury Court expansion.

June 2018 Board Meeting

Cathy discussed efforts to relax additional structures on lots in parts of Atlanta and streamline zoning codes for quicker process. Most of changes in R-4, residential zoning have not been well received in NPU B. Cathy was asked to keep HBNA updated on projects at Canterbury Court, Near the Lutheran Church, and the Winall Down-Peachtree Dunwoody foreclosure. Cathy also discussed, the City of Atlanta CHARM recycling center. Currently, one is located on 1110 Hill Street, Atlanta 30315 and another is planned near Lenox Square for the more difficult recycling items.

May 2018 Board Meeting

No update on Hastings property. Canterbury Court has plans for expansion at Vermont and Peachtree Road. The home at the corner of Winall Down and Peachtree Dunwoody (recently under construction) is in litigation.

March 2018 Board Meeting

Cathy will follow up on code enforcement for stream buffer near construction on Club and West Brookhaven Drives. Meeting with Canterbury Court is planned with their representative, Carl Westmoreland. Lenbrook has received final approval for their project. The duplex like home at East Brookhaven and Club Drive seems to be in violation of rental guidelines for HBNA and City of Atlanta zoning.

February 2018 Board Meeting

Cathy discussed proposed Canterbury Court expansion that would wrap around Club Drive with an eight story building. Previous agreements with Canterbury Court and HBNA opposed this proposal. A meeting is planned with Cathy Boston and Canterbury Court developers. Lenbrook is expanding onto Kingsboro Road. The lower raise expansion with entrance at the Kingsboro traffic light was approved by NPU B and Ridgedale Park Civic Association. The new construction at Club Drive and West Brookhaven was discussed. Concern for compliance to stream buffer regulations and code was expressed.

January 2018 Board Meeting

No report given.

November 2017 Board Meeting

No report given.

October 2017 Board Meeting

Club Valley residential zoning request, meeting October 17, 2017. Canterbury Court zoning request meeting October 17, 2017. Canterbury Court has purchased red brick condos adjoining their property for possible expansion as well. There are existing height restrictions that may be

imposed on Peachtree. HBNA may also have concern regarding first three rental homes adjoining Canterbury Court on Vermont.

September 2017 Board Meeting

Davidson property had stop work order in place.

August 2017 Board Meeting

Cathy reports, the Vermont Road guest house has reached a compromise and is approval by NPU. The owners of 4350 Davidson Road property were cited for clearing in Mason Park. Gregory Pace, City arborist, will follow up.

July 2017 Board Meeting

Cathy updated board on garage variance on Vermont Road.

June 2017 Board Meeting

Cathy noted that hardship, no other alternative, is primary factor in many zoning variance requests in Fulton County, City of Atlanta.

May 2017 Board Meeting

Bob Connelly noted garage or guest house variance for renovation for 3778 Vermont Rd. denied. No other requests discussed by zoning committee.

April 2017 Board Meeting

Cathy reported a request for addition to a garage on Vermont Road. Information or update requested on renovation and addition to home near the end of Club Drive and vacant lot at Club and Peachtree Rd.

March 2017 Board Meeting

Cathy reports, assemblage of property on Peachtree between Club Drive and Canterbury Court probably by Canterbury Court interests. The owners or an owner of condo at Club Drive and

Bellaire Drive is proposing to buy green space at Club Drive entrance. Update on Peachtree Road zoning issues to follow.

Cathy also discussed the city sign ordinance; it prohibits real estate signage in common or public areas.

February 2017 Board Meeting

Current issues include construction at West Brookhaven and Club Drive, driveway at Davidson and West Club Lane, and construction at 4418 Davidson Avenue.

January 2017 Board Meeting

No update

December 2016 Board Meeting

Cathy Boston: Cathy discussed a lot on Vermont is now a lot and not part of adjoining development. There is request for property at Calvert and Peachtree Dunwoody to be developed as a subdivision. This request is presently deferred.

November 2016 Board Meeting

No update.

October 2016 Board Meeting

No update.

September 2016 Board Meeting

No update.

August 2016 Board Meeting

Inquiry to be made about for rent listing of home at East Brookhaven and Club.

July 2016 Board Meeting

No meeting was held.

June 2016 Board Meeting

Cathy Boston reports issue on Club Drive with request for yard clean up. She will support resolution.

May 2016 Board Meeting

Current variances include a side yard set back on Angelo Court, stream buffer variance and front yard encroachment at Club and Winall Down Rd., and 4000 Club Drive. Variance request approved at 4000 Club Drive without restrictions HBNA that were recommended to the City of Atlanta.

April 2016 Board Meeting

Cathy Boston discussed development of two homes between Carter Drive and West Club Drive at Peachtree Dunwoody and new construction at Club Drive and West Brookhaven. Both projects received review by HBNA and NPU and both projects are slated for approval by the City of Atlanta. A third request for a variance for a pool near Stovall Blvd. and Vermont was approved with no neighbor objection. (Note that the Club Drive home will be placed at the corner of Club and West Brookhaven where two homes are currently standing.) (Note there was discussion if moving City of Atlanta utility equipment was possible near Carter Drive. No better resolution to utility equipment issue.)

March 2016 Board Meeting

No report.

February 2016 Board Meeting

Zoning, Fulton County, Bob Connelly:
Bob discussed a request on Club Circle for zoning change. The property at Carter Drive and Peachtree Dunwoody Road is under review for subdivision of 2 lots.

January 2016 Board Meeting

Cathy and Bob noted, NPU zoning meetings are held on last Tuesday of the month at Saint Philip's Church. Two variances were discussed, 4532 Club Circle and 4253 East Brookhaven, regarding set back requests. The hearing at the City of Atlanta will be on February 11, 2016.

December 2015 Board Meeting

No report.

November 2015 Board Meeting

A brief report was given by Cathy Boston.

October 2015 Board Meeting

No report.

September 2015 Board Meeting

Fulton County, Cathy Boston
Cathy updated the board on the garage variance request for 3905 Peachtree Dunwoody Road. The request is deferred 30 days, while home owners review their plans (based on feedback from zoning committee). Cathy will update us by email if committee meets to review more variance requests.

August 2015 Board Meeting

Bob Connelly reported, a zoning committee meeting regarding 3905 Peachtree Dunwoody Road. A request of a 1 foot , 5 inch variance from the property line for a garage. No hardship noted.

July 2015 Board Meeting

Cathy Boston reported on 975 Stovall Blvd., Height Variance requested by John Willis.
Cathy reviewed application now approved. She noted no foot print change, new front driveway , garage facing Vermont Rd. , and a second story height variance.

Carter and Club Drive Subdivision (SD 15 016), Subdivision is open for comment to the City of Atlanta; no variance request currently. Comments included concern for preservation of tree canopy, water issues, and density of homes. Request for Cathy Boston to notify HBNA Board of contact information for Subdivision Board at The City of Atlanta was requested. Cathy also reviewed the steps that the Fulton County/City of Atlanta HBNA zoning committee and NPU take to review variances and zoning requests in Historic Brookhaven. The outline of the process may be obtained from Cathy Boston or HBNA secretary. Suggestions were made by the HBNA Board for HBNA Fulton County/City of Atlanta zoning committee. 1) Example, more communication with neighbors in a larger radius or community posting of variance requests by HBNA website and/or neighborhood email. 2) Example, more neighbor opportunity to meet with land owner or developer when applicable. The notice of posting of hearing is misleading on City of Atlanta signage. The date of neighborhood zoning meeting should post. The committee offers the neighbors the most effective communication.

June 2015 Board Meeting

No report was given.

May 2015 Board Meeting

Recent JLB HBNA position discussed in zoning committee meeting. Some zoning committee members felt HBNA position did not clearly differentiate from the Concerned Neighbors position statement or criteria. Moving forward the board discussed the following re the Porter Property: 1) R-100 protection 2) speak with COB staff re protection of R-100 3) possibility of amending overlay as protection...when R-100 adjoins the Peachtree Overlay 4) deeded protection by future developer (as discussed with JLB) 5) partner with neighbors to be proactive to future development 6) HBNA form a revised position statement re the future Porter property development
Follow up will take place with Tim Morrison in a meeting (before our next HBNA Board meeting).

April 2015 Board Meeting

No report was given.

March 2015 Board Meeting

Cathy Boston described changes in the setback regulations in Fulton County. There were questions re the development on Peachtree Road behind homes on Vermont Road. Cathy assured board of good drainage for the neighborhood re the development. Cathy disclosed that she is a co-developer for four homes near Club and Carter Drive. She states, there are no zoning

issues for this development. The Fulton County zoning committee requests a $10,000., budget for 2015.

February 2015 Board Meeting

Vermont Road (3713, 3715, and 3717) will be requesting (Canterbury Court) set back changes and RG3 Zoning from R-100 Zoning.

January 2015 Board Meeting

Cathy Boston, Fulton County zoning chair, reported development next to the Winston on Peachtree. Ridgedale Park neighborhood is behind this development.

December 2014 Board Meeting

Nothing to report.

November 2014 Board Meeting

Cathy Boston reported the following:

- ***Tomlinson property*** – Peachtree Road between Club & Bellaire Dr
  Last month, Jeff Kingsfield, the Atlanta president of Wieland, suggested a meeting to review current plans and discuss design, landscaping and other matters of interest to nearby residents and HBNA board members. This meeting has not yet been scheduled, and another request to schedule this meeting has been sent to Mr. Kingsfield.

  There was discussion about the HBNA's role in being the "lead voice" on the Porter property. Also discussion about budget for attorney support as well as discussion about the level of involvement of the neighbors most affected by this proposed development.

October 2014 Board Meeting

- ***Property at 3976 Club Drive***
  There was one application for variance approval regarding the parcel at 3976 Club Drive. It was to add another one car garage. The application was denied. Cathy is going to begin sending notices of Fulton zoning issues/request to the board to get board approval before letter is sent regarding vote.

September 2014 Board Meeting

Cathy Boston noted:

- **3700 Peachtree Rd. and Vermont –** 12 townhomes are planned on this L shaped lot. Neighbors met with the developer regarding water flow plan. (The developer is supposed to reduce water runoff 30% and create a retention solution.) The neighbors seemed pleased with the outcome of the meeting.
- **3976 Club Drive –** There is new construction on the property which is requiring a stream buffer/variance due to the creek running between the garage and house.

Subsequent to the meeting, the following issue arose…

On September 22nd the zoning committee recommended HNBA send letters to John Wieland Homes (JW Homes), City of Brookhaven and the architectural firm of Tunnell Spangler Walsh concerning the Wieland Development at Peachtree Road between Club and Bellaire Drive. The zoning committee has monitored this development for many months and has been in constant communication with the adjacent neighbors, the JW Homes personnel and has made continual updates to the HBNA board. At the zoning committee's last meeting with Jeff Kingsfield of JW Homes, Jeff was found to not be cooperative and did not appear to be interested in hearing any HBNA suggestions and concerns. The zoning committee remains concerned with the density of this project, the landscaping and the architectural design. Therefore three letters have been prepared from HBNA to formally address those concerns with the appropriate parties. The following motion was made via email to the HBNA board for approval of the letters. "The HBNA board approves the letters to JW Homes, COB and the architectural firm of Tunnel Spangler Walsh". The motion passed.
The following voted "YES": Anne Culberson, Gay Colyer, Bob Connelly, Frank Clementi, Tom Hicks, Mark Roberts, Cathy Boston, Hope Bawcom, Tim Gartland, Brian Ruediger, Ruth Skogstad, Bridget O'Donnell, Wade McKenzie.

August 2014 Board Meeting

Cathy Boston noted:

- **Tomlinson property – Peachtree Road between Club and Bellaire Dr - FOLLOW UP** – After obtaining approval for the Peachtree Rd access, John Wieland Communities is not meeting with HBNA any more. They have basically shut off communications.
- **3700 Peachtree Rd. –** 12 townhomes are planned on this L shaped lot. There is no access to Vermont. Neighbors have complained it looks like a "war zone" as the developer took out everything completely clearing the lot of trees. They are supposed to reduce water runoff 30% and create a retention solution.
- The current tree ordinance does not seem to be effective at preserving green canopy in the city. Individual homeowners seem to have a larger burden in removing a single tree than a developer has in clearing an entire lot. Cathy Boston will draft a position paper on the issue for HBNA consideration.

July 2014 Board Meeting

Cathy Boston noted that the first single family home past the church and next to the church nursery on Narmore is on the market and there is some question about the future use of the property due to the unique nature of the lot.

June 2014 Board Meeting

Bob Connelly reported that the zoning committee has had conversations with the City of Atlanta supporting changing the zoning of the Bellaire property as long as HBNA supports the change. There are still concerns about entry and egress to the property.

May 2014 Board Meeting

No new activity reported on the Fulton County side of the neighborhood.

April 2014 General Membership Meeting

No new activity reported.

March 2014 Board Meeting

No new activity reported on the Fulton County side of the neighborhood.

February 2014 Board Meeting

No new activity reported on the Fulton County side of the neighbor hood.

January 2014 Board Meeting

No new activity reported on the Fulton County side of the neighborhood.

December 2013 Board Meeting

Cathy Boston said there was no new activity on the Fulton County side of the neighborhood.

November General Meeting

Cathy Boston noted that a zoning application for 3700 Peachtree Road has been deferred by the county for 2 months.

Tomlinson Property at Peachtree Rd.

Gay Colyer reported that members of the HBNA Zoning Committee and neighbors from Club and Bellaire met on several occasions with the broker and the current developer. Kerry O'Brien, a resident on Club Drive who has been acting as the point person, gave a further update on the status of the property:

- Approximately 2.8 acre parcel, 2 acres in Brookhaven and .8 acres in Atlanta.
- Permits for the initially proposed six story 176 unit apt. building, were applied for and denied by DeKalb County.
- Prior to the official establishment of the City of Brookhaven, the developer applied to the DeKalb Co ZBA for administrative relief of this decision, and DeKalb Co staff recommended denial of this request.
- At the request of the City of Brookhaven, the matter was transferred from the DeKalb County to the City of Brookhaven for its ZBA to consider.
- In the course of several hearings before the Brookhaven ZBA, the applicant has been given deferrals to allow the owner to work with prospective developers / buyers to develop new plans that would be more acceptable to the nearby residents and the neighborhood.
- The last deferral was granted for a six month period for new plans to be developed to gain neighborhood support. Since then, the property owner's broker and a new developer have met with neighborhood representatives to review & consider new plans for developing the property for townhomes.
- The neighborhood's response to those plans has been that the development is too dense in general, but more importantly on the Atlanta parcel, and that there were traffic and related curb cut access issues.
- The new developer has not responded with new plans, and the Brookhaven ZBA is scheduled to hear this matter at the regular November 20th meeting.
- The Brookhaven planning staff noted that they have received no new information or any communications since the May ZBA meeting and have recommended denial of the appeal application.
- With no new acceptable plans offered, HBNA remains in clear opposition to the requested appeal application.

Brookhaven Plaza:

Carole Simpson gave the following report:

- Brookhaven Plaza is a 65,320sf retail center formerly anchored by a 44,689 sf Harris Teeter.
- The property is owned by a joint venture between DDR, a publicly traded REIT, and the Utah Pension Retirement System.

- When Harris Teeter withdrew from the Atlanta market, their lease was purchased and assumed by Kroger, who operated a grocery store in this space for a while.
- Although Kroger closed this store, it is obligated to pay rent under the original Harris Teeter lease through its expiration on 8/2018.
- With Kroger obligated to pay rent on this vacant space, DDR has no incentive or interest in doing anything with this property.
- Kroger has engaged a local retail leasing broker to market the space for sublease.
- To our knowledge there is no current development, leasing or sale activity on this property.

Kroger expansion

Lisa Martinez gave the following report:

- Plans for Kroger expanding their existing 43,000 sf store to a 80,000 sf super store format were originally presented and discussed in late 2011.
- To warrant their expansion, Kroger signed a long term lease with the owner of Cherokee Plaza.
- Kroger's expansion plans included the complete renovation of their existing store interior, an upgrade of their storefront and improvement of the site, primarily in front of their store.
- The proposed site improvements are primarily the addition of landscaped islands with trees in the parking lot and some landscaped islands along the Peachtree Road frontage behind the existing sidewalk.
- Since proposed expansion plans were initially presented, representatives of the Brookhaven Peachtree Community Alliance and various area neighborhood groups have sought to have Kroger improve their site / landscaping plans to include an Overlay compliant Peachtree Road street scape, (a design that would provide for a landscaped strip along the street, including a 15 ft wide sidewalk.)
- DeKalb County interpreted the Kroger expansion as a building renovation and not new construction and as such DeKalb County did not require compliance with the Overlay Ordinance for the specified Street scape improvements.
- Numerous neighborhood organizations including Historic Brookhaven, Brookhaven Heights and Brookhaven Peachtree Community Alliance have protested DeKalb County's interpretation of the ordinance and have met with DeKalb County, Kroger and City of Brookhaven officials in an attempt to require or persuade Kroger &/or the Cherokee Plaza owner to provide Overlay compliant street scape improvements.
- To date, no favorable response has been received.
- It was discussed that an appeal to Kroger from a customer point of view may be more impactful.

October Board Meeting

No report.

September Board Meeting

Cathy B. reported the 3700 Peachtree Rd property owners are working collaboratively with HBNA Zoning Committee to develop plan that would warrant favorable recommendation from HBNA ZC to the NPU.

Cathy also reported that COA will be patrolling re: sign and setback compliance. She also reminded of the deadline to register alarms with the city.

There was discussion about whether a committee should make a formal recommendation without prior board approval.

August Board Meeting

Cathy B. discussed home variances for the Peachtree/Vermont property.

July Board Meeting

The Vermont Road project has been postponed for now.

June Board Meeting

Cathy Boston noted that a zoning application for 3700 Peachtree Road has been deferred by the county for 2 months.

April Board Meeting

No report.

March Board Meeting

Cathy Boston gave an update on Fulton County zoning noting that depending on the outcome of the Bellaire Drive project there may likely be some zoning issues on the Fulton County side of that property. Cathy made a motion to approve a budget of $5,000 for Fulton County zoning. After brief discussion the motion made by Cathy passed with 9 yes, 0 No, 4 Abstain (Frank Clementi, Lisa Martinez, Hope Bawcom, Mark Roberts).

February Board Meeting

No report.

January Board Meeting

No issues currently involving Fulton County zoning.

December Board Meeting

No issues currently involving Fulton County zoning.