

**WEST PACES/NORTHSIDE NEIGHBORHOOD ASSOCIATION, INC.**  
**\*APPROVED MINUTES OF THE MEETING OF THE BOARD OF**  
**DIRECTORS ON Tuesday, AUGUST 20, 2018**  
**Atlanta Speech School – 3160 Northside Pkwy., Atlanta GA 30327**

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\*Minutes will be officially approved at the next board meeting in September 2018.

President Anna Sonoda called the Meeting to order at 7:00 PM in the Board Room at the Atlanta Speech School.

**Present at the Meeting:** The Meeting's attendance list reflects 17 of the 22 Board members. The following Board members attended the Meeting:

<i>Name</i>	<i>Present</i>
Anna Sonoda	X
Emily Richardson	X
Charles Hoke	X
Fred Assaf	X
Rip Black	X
Steve Dickson	
Mike Elting	
Henry Feinstein	
Maxine Feinstein	
Tom Frolik	X
Fred Glass	X
Harold Goings	X
Cary Green	
Jim Hannon	X
Parker Hudson	X
Lessie Love	X
Anne Muller-Wise	X
Eddie Padgett	X
Rick Robbins	X
Teresa Shell	X
Leslie Stebbins	X
Tom Tidwell	X

**President's Welcome:** President Anna Sonoda opened the meeting at 7:00 pm and informed the numerous neighborhood attendees that the meeting would end by 8:30 pm. She introduced Jim Elgar, Senior Policy Advisor in the Office of City Councilman J.P. Matzigkeit. Mr. Elgar gave an update on the residences in the neighborhood that are being used as event spaces and he informed the Board that the parties are a zoning issue, not a public safety issue. He also informed the Board that a proposal for selling the Fulton County Jail has been made and he stated that he will update the Board as more develops on that issue.

**Secretary's Report:** Secretary Emily Richardson stated that the proposed minutes of the 5/17/2018 meeting had been emailed to the Board members. A motion was made to approve the Minutes and the motion was seconded. The Board voted to approve the Minutes.

**Treasurer's Report:** Treasurer Charles Hoke presented the Association's July 2018 financial statement to the Board. Charles reported that the Association was in good financial shape and the Report reflected an ending balance of \$30,882.98 after the beautification and reserve funds. He reported that we have 279 members as of August 20, 2018. A motion was made to approve the Treasurer's Report and the motion was seconded. The Board voted to approve the Treasurer's Report.

**Security Report:** Eddie Padgett informed the Board that there was nothing to report with regard to security.

**Social Committee:** Parker Hudson updated the Board on the upcoming speaker on October 3, 2018, during which Ed McBrayer will discuss the PATH Foundation along with the Atlanta Beltline and its developments. Emily Richardson updated the Board that the Atlanta History Center has ended its behind-the-scene tours of the Cyclorama, but is working on a family-friendly tour of the new Whole Foods when it opens and suggested a neighborhood outing to the Cyclorama in the Spring when it opens. Lessie Love updated the Board that the neighborhood will again be participating in the mailbox decorating program benefiting CHOA and she asked for volunteers to help.

**Beautification Committee:** Tom Frolik updated the Board that the work on the cul-de-sac at the end of Pine Meadow has been delayed until Fall. Appreciation was expressed for the work cleaning up the rose beds in the neighborhood. Association members attending the meeting raised a suggestion for the use of Emily Brunner holly trees, and also raised concerns about the state of properties at 3296 Rilman Road and at the corner of Rilman and Northside Parkway. Anna told members how to make requests for beautification from the Board.

**Membership:** Harold Goings updated the Board that the membership portion of the website has been improved and will now allow for auto-renew and more than one membership per household.

**Transportation Committee:** An announcement was made about zoning – specifically with regard to MARTA, the Clifton Corridor, and the Beltline. The neighbors were encouraged to put in their “2 cents.” Parker Hudson updated on the work on the Northside Parkway/Moores Mill intersection. Parker stated that the traffic lights still need to be installed and that the guard rails are still set to be installed on the property-side of the sidewalks. Parker also updated the Board on the effect of the bankruptcy of the construction company on the project.

**Communications Committee:** Teresa Shell updated the Board that the email newsletter was opened by 60% of the recipients. She stated that they are working on cleaning up the website overall to make it more user-friendly and is working with Wild Apricot to resolve formatting issues.

### **New Business:**

Discussion was opened to the neighbors and association members in attendance regarding the construction proposal by Pace Academy and the proposed amendment to the 20-year Agreement between Pace and the WPNA.

Ferd Levy gave a statement wherein he discussed the inevitability of change, other properties outside of our neighborhood that Pace could have developed on, his suggestion that Pace should wait on their expansion to see what kind of impact it would have on the neighborhood, and his feelings that Pace has had a negative impact on the neighborhood and that Pace should not have kept their proposal a secret from the neighbors for so long.

Linda Trower gave a statement wherein she discussed Special Use Permits and requirements of the Zoning Board. Ms. Trower stated that if all affected neighbors cannot be made whole, the special use permit cannot pass. She also stated that attempts to convert the residential properties on West Paces Ferry and Rilman Road will face fierce opposition.

Caldwell Zimmerman provided an update on the recent meeting that was held with Pace. He stated that Pace was willing to pull back from their plans for the two lots on West Paces Ferry and may look at building the natatorium at another location internally, and requested that the small house be used for administrative offices. Regarding the lower school, he stated that the starting point for discussing the expansion of the lower school was that both sides reach an agreement on all other points as a precondition of moving forward. He discussed that the issues of traffic, tree cutting, and water retention are all to be studied. Regarding the Rilman residential lots, he said that Pace is fine covenanting those properties that they will stay residential and will work with the affected neighbors for the field. Regarding hydrology, he said that all changes will meet or surpass all hydrology codes and the city is willing to participate in addressing issues. During his speech, additional dialogue was had between Mr. Zimmerman and the neighbors. These comments included (1) the need for real plans if we are going to amend the agreement, (2) the

need for more information on the affected neighbors and any offers or agreements being made between Pace and the affected neighbors, (3) that Pace is amenable to giving back to the community with things such as LPRs in exchange for the amendment, (4) that Mr. Zimmerman would be an excellent choice to lead a smaller committee to negotiate on behalf of the neighborhood with Pace, (5) that we need to try to extend the peace that the neighborhood has enjoyed for the last ten years, (6) whether there are any areas of the amendment of the agreement that we could agree on, (7) whether Fred Assaf was speaking on behalf of the Pace Board, and (8) that it will take time and professional study to work through the minutia of the impact of the proposed changes.

Laura Hill stated that she opposes opening the agreement to negotiation and pointed out that some changes affect certain neighbors more than others. She stated that modifying the agreement will bring discord to the neighborhood, and will particularly affect Wood Valley and Asheworth residents. She stated that her property abuts the proposed parking lot and that sound and light pollution will dramatically decrease her property's value.

Karen Richardson stated that living in a neighborhood is about compromise and that we must be realistic and try to work with Pace. She stated that her property abuts the proposed upper field and that she is grateful that Pace is currently offering landscaping as part of the modification of the agreement because when the agreement expires, Pace will be under no obligation to do so. She also stated that almost every current resident purchased their home knowing that Pace was here, and that we took a calculated risk knowing that Pace might expand or make changes to its campus.

Sherry Perchik stated that her house on Rilman abuts the proposed upper field and that she bought her house with the expectation of the existing agreement lasting the full 20 years. She stated that she is concerned about the noise, appearance, and hydrology implications of the new field on her property, as well as the creep into the residential properties. She also stated that she is sympathetic to Pace.

Brannon Huntz stated that he sat on the WPNA Board and sits on the Board of another private school. He stated that most of the issues with the proposed agreement seems to be about aesthetics, that he would be curious to see what everyone has, and that the proposed natatorium looks better than the properties that are currently on WPF.

Rip Black provided an update on the current hydrology and a discussion was had of where water is gathering and pooling in the neighborhood.

Jimmy Dalton asked if the Board would agree that it will not agree to any amendment until the final plan is presented for permitting. He also encouraged Pace to think strategically and argued that Pace's long range plan is too big for its current property.

Mimi Levi suggested that Pace build part of its school elsewhere and asked if the whole neighborhood will get to vote.

John Lally stated that his view is that some neighbors are opposed and some have no opposition to a compromise. He asked, even if the neighbors reach a compromise, will the Pace Board agree to less than everything they are currently asking for?

Additional comments from neighbors included (some neighbors did not provide their names when commenting):

We want every proposed change from Pace to be silent and invisible.

I do not trust Pace to keep its side of the bargain regarding landscaping.

NRC should have informed the neighbors.

Pace property next to Wood Valley already has eyesores such as a trash heap and a trailer.

Pace will keep coming back and asking for more.

Not all water runoff and flooding in the neighborhood is the fault of Pace. Much of Atlanta deals with flooding.

Asked that the hydrology study look at all sides of the basin.

Questions that were asked and answered included:

Question about hydrology studies. Answer: Pace would have to have hydrology studies before it received permits. Dealing with hydrology can be made a precondition to commencement of development.

Question: Would the agreement be extended? Answer: Yes, Pace would agree to extend the agreement to another 20 year agreement.

Question: Is the lower school enrollment going to expand? Answer: Pace does not intend to expand the lower school enrollment and enrollment is capped by the agreement.

After the pre-set end time of 8:30 had passed, President Anna Sonoda closed the meeting to public comment. The Board had a discussion about how the Board will continue to gather input from the neighborhood as we move toward a decision or a vote.

The Meeting was adjourned at 8:41 PM

Emily Richardson, Secretary