

**WEST PACES/NORTHSIDE NEIGHBORHOOD ASSOCIATION, INC**  
**MINUTES OF THE ANNUAL MEETING**  
**Tuesday, February 8, 2022**  
**Meeting Held Virtually via Zoom**

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**President’s Welcome:** President Jim Hannah opened the meeting at 7:00 PM. Tonight’s meeting was held virtually through Zoom secondary to the COVID19 pandemic. Attendees numbered 34 including 14 Board members as well as Henry Feinstein, and 3 guest speakers APD Major Andrew Senzer, APD Officer James Hoos, and Mary Norwood, our Atlanta City Councilwoman. Board attendees were as follows:

<i>Name</i>	<i>Present</i>
Jim Hannon	X
Rip Black	X
Alva McGovern	X
John Stebbins	X
Jill Cooper	
Alcina Dalton	X
Mike Elting	X
Maxine Feinstein	X
Tom Frolik	
Matthew Grabowski	X
Steve Dickson	X
Charles Hoke	
Alfred Kallingal	X
Sherry Perchik	X
Emily Richardson	X
Margaret Roberts	
Rick Robbins	
Teresa Shell	X
Meredith Shaughnessy	X
Stephen Weizenecker	X

**Major Andrew Senzer, Commander Zone 2 Atlanta Police Department**

Major Senzer reports that his officers and staff are communicating actively regarding crimes. They are utilizing a 200 participant email thread to identify where and when crimes are being committed. APD is using a multi-jurisdiction detail covering all 6 zones and includes partners such as County Sheriffs and the GA State Patrol. He updated us on several key crime issues.

- Water Boys – A database of Zone 2 water boy arrests and detentions has been formed and they are having discussions with the Court Judges to underscore the context and nature of these arrests.
- Street Racers – The 200 + email thread is utilized to learn when and where these actions are taking place or will take place. The officers cannot pursue, thus, the racers take off as soon as the officers arrive. No violence has recently been associated with these events.
- Camera Program – APD is utilizing a new camera program, Connect Atlanta, of over 4,500 surveillance cameras across the city to be accessed by the police. In addition, Atlanta businesses and residents may register their private cameras to allow a capacity of 30,000 cameras to share video feed for the purpose of investigating committed crimes. Fusus, the technology company, has utilized similar systems successfully in numerous other cities.

### **APD Officer James Hoos, Head of the WP Security Team**

Officer Hoos reports that since the Board increased the hourly wages of our officers, it has been easier to hire and maintain officers. He has been able to expand coverage to almost daily. He checks the crime stats daily from APD and there have been no issues for our officers. Chair of Security, Alcina Dalton, along with Board approval, instituted guidelines for the officers while on duty. The officers appreciated their pay increase as well as the new guidelines. Jim reminded everyone, to call 911 if there is an emergency. The officers on duty are all APD officers will hear it on the APD scanner and respond if it is in our neighborhood.

### **Mary Norwood, Atlanta City Councilwoman for District 8**

Ms. Norwood introduced her Chief of Staff, Jim Elgar who also was in attendance. She addressed 4 major areas that she sees requiring immediate action.

- Public Safety – A public safety task force is addressing crime and safety across multiple disciplines.
- Traffic Planning – She introduced a complete transportation and traffic plan for District 8. She is emphasizing with the City that the streets of District 8 have been 2<sup>nd</sup> to the bottom with allocations for planning, maintenance, and repair.
- Capitol Improvement – She has presented the Mayor with 20 years of data showing that Buckhead has been shortchanged for capitol improvements.
- Tree Ordinance – She is meeting with those who have drafted new tree ordinances. She hopes to help promote and push through new tree ordinances.

Ms. Norwood emphasized that she is “sounding the alarm” with the City that these issues need addressing immediately.

## **Rip Black, Zoning & Traffic Committee**

Mr. Rip Black addressed the proposed development at 660 and 670 West Paces Ferry Road. Macallan Homes intends to place 8 houses on the property with 2 homes and an entrance fronting West Paces Ferry Road. This is the same developer who built 5 houses on Rilman Road. Macallan had originally intended to build homes on the backside of the West Paces Ferry property. WPNA and allies were able to show their plan encroached a stream buffer and would create more flooding than already exists in homes along Montana and potentially further downstream through Pace, Rilman Road, and Pinestream. The builder was forced to withdraw that proposal. The position the WPNA takes in development matters is to protect hydrology interests, traffic flow, and the tree canopy. (We all are aware of the 5+ acres on Rilman Road, which were clear-cut by a developer prior to Macallan Homes purchasing the property.) Rip reminded the group that although Pace built an effective water retention system when they rebuilt the Lower School, it couldn't be expected to continue to curtail increased flooding from continued and excessive development.

NPU met with the developer and NPU-A met with 2 representatives of the developer as well as homeowners in our area. Although NPU acts only in an advisory capacity, a vote was taken and will be reported to the City Planning Committee. The vote was 16 opposed, 2 abstained, and the 2 Macallan Homes representatives were the only 2 votes in favor. Along with the vote against, our WPNA Vice President Rip Black submitted a detailed report outlining the concerns of the neighborhood including hydrology, traffic concerns on West Paces Ferry Road, and loss of the tree canopy.

During the NPU meeting a new concern was raised regarding the historic nature of the home and gardens at 660 West Paces Ferry. The home was built in 1928 by Harrison Jones and boasts a William Polly garden. In 1970, his son took over ownership of the property and added the hedge along West Paces Ferry to offer privacy for the home. A resident at 675 West Paces Ferry stated her home also was historic but when the 675 development was planned, the developer agreed to maintain the original home at 675 as well as to add an exit onto Northside Drive thus giving gated entrances on both West Paces Ferry and Northside Drive. Mary Norwood further explained that by doing so, the development qualified for a PDH designation, or Planned Development Housing. In such a plan, the street is considered a lane and is not maintained by the city. She added there is a potential buyer for the 660 house provided the price is not too exorbitant.

Mary finally noted that West Paces Ferry and Tuxedo had applied for historic status but that was voted down. She added that 23 original estates on West Paces Ferry still exist and have not been destroyed by subdivision development. If you want more information she recommended contacting Mr. Doug Young, Executive Director of Atlanta Urban Design Committee at [DYoung@Atlanta.gov](mailto:DYoung@Atlanta.gov) or Ms. Courtney English, Chief Assistant to the Mayor at [CEnglish@Atlanta.gov](mailto:CEnglish@Atlanta.gov).

## **Secretary's Report**

Secretary Alva McGovern had previously submitted the Proposed Minutes of the Annual Meeting held on January 12, 2021 and were distributed. A motion to accept the minutes was made and second. The minutes were approved.

## **Treasurer's Report**

Treasurer John Stebbins made the Treasurer's Report for the year ending December 31, 2021. The Association had revenues of \$100,125 consisting of membership dues from 291 paid members totaling \$75,125 and a contribution from Pace Academy for security patrol or funding additional cameras. Expenditures were \$79,573 with 90% funding security patrol. The Association's cash position remained strong with \$94,884 in the bank at year-end. A motion was made and seconded to approve the Treasurer's Report. The Report was approved by the membership.

## **Proposed Slate of Board Members for 2022**

Past President Mr. Steve Dickson presented the slate of members for 2022. Five Board Members dropped off this year. Henry Feinstein and Paul Huesken joined the Board. The officers and members will be as follow:

**Jim Hannon – President**

**Rip Black – Vice President**

**Alva McGovern – Secretary**

**John Stebbins – Treasurer**

**Teresa Shell - Communication**

**Meredith Shaughnessy - Membership**

**Alcina Dalton – Security**

**Sherry Perchik – Zoning & Traffic**

**Steve Dickson**

**Mike Elting**

**Henry Feinstein - N**

**Matt Grabowski**

**Charles Hoke**

**Paul Huesken - N**

**Emily Richardson**

**Rick Robbins**

**Steve Weizenecker**

New members include Henry Feinstein and Paul Huesken. .

A motion was made to approve the slate of board members and was seconded.

Among 25 paid members on the call all voted in favor of approving the slate with no abstentions and no voting against.

### **Communications Committee and Buckhead Council of Neighborhoods (BCN)**

Committee Chair Teresa Shell gave the report. The new BCN President, Debra Wathen, has been a long time member of BCN and former vice-chair. BCN remains focused on water shed management, traffic, and street maintenance. Mayor Andre Dickens is receptive to their concerns. Teresa pointed out that the BCN does not take a position regarding the potential of a Buckhead City.

### **President's Neighborhood Update**

President Jim Hannon told the group that our focus is to continue to expand membership and by doing so, we can continue to expand the hours devoted to Security. The budget is designated 90% to Security, a small amount to Beautification, and the remainder is for fees, and other administrative expenses. With increasing development, Zoning is requiring much more time and effort for Board members. One individual reported that the 911 service is very slow in responding which raises concerns.

There being no further business, the meeting was adjourned at 8:22 PM.

Alva McGovern, Secretary