

WEST PACES/NORTHSIDE NEIGHBORHOOD ASSOCIATION, INC
MINUTES OF THE ANNUAL MEETING
Tuesday, February 9, 2021
Meeting Held Virtually via Zoom

*Minutes will be officially approved at the next board meeting.

President's Welcome: President Steve Dickson opened the meeting at 7:00 PM. Tonight's meeting was held virtually through Zoom secondary to the COVID19 pandemic. Attendees numbered 54 including the 4 guest speakers JP Matzigkeit, Jim Elgar, Major Andrew Senzer, and Mary Norwood, as well as past WPNA President Anna Sonoda, and Neighborhood Relations Committee Members Caldwell Zimmerman, Paul Little, and Joe Hamilton. Board attendees were as follows:

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

Treasurer's Report: John Stebbins gave the Treasurer's Report. Year-to-date revenue generated for 2020 was \$88,393.50 with \$76,093.50 coming from membership fees and \$12,300 from Pace Academy earmarked for security per the

neighborhood agreement with them. There is a reserve of \$10,000. The ending balance was \$60,936. A motion was made to approve the Treasurer's Report and it was seconded. The Treasurer's Report was approved.

JP Matzigkeit, Atlanta City Council, District 8

Steve Dickson introduced JP Matzigkeit. JP first announced he would not run for City Council again this fall citing a need to spend more time with his family and his full time job. JP highlighted several areas he hopes for continued success prior to the conclusion of his term including:

- Buckhead Security Plan- they are working with Flock Safety to provide more blue lights in neighborhoods.
- School Speed Zone Policy Improvements- this would include cameras in private and public school zones, which would generate speeding tickets.
- Street Racing- this initiative involves a number of local and state authorities.
- Transportation- JP supports a mandate to invest 5% of the City's general funds for maintenance of City streets and sidewalks.
- Tree Ordinance- JP supports a stricter tree ordinance.
- Residential Zoning- JP is opposed to the Mayor's proposal for 'Accessory Dwelling Unit' (ADUs), which would increase residential density. It would impact neighborhoods throughout the City and has thus raised opposition throughout. JP believes there are other options for affordable housing.
- Proposed Chic-fil-A Development on Howell Mill- JP was opposed to this project and worked with various groups and residents to block it.
- Residents are invited to visit JP's website at atlantadistrict8.com and to sign up for his newsletter.

Major Andrew Senzer, Commander Zone 2 Atlanta Police Department

Major Senzer reports that his officers are daily working 2 areas: actual crimes and lawlessness, which includes among other issues street racing and the 'water-boy' issue. He commended his officers who have worked diligently through difficult times.

- Street Racing- He partners with other APD Commanders as well as state and local jurisdictions to deal with this problem. Because the street racers cross over city and county lines, enforcement requires the cooperation of authorities on multiple levels. Recent legislation has helped specifically to target those who organize the events and post them on social media. He acknowledged that the police are not allowed to chase street racers making it more difficult to make arrests
- Water Boys- Precinct 2 was the first to deal with this problem. He has a team who make as many as 20 arrests in less than 24-hour periods. Most of the water boys are underage. They are taken to the precinct where they are held until a parent or other authorized adult picks them up. If of legal age, they are arrested and charged. APD is remaining vigilant on this important issue because it has occasionally resulted in violence.

- Zone 2 has active and important relationships with numerous local organizations such as the Buckhead Neighborhood Council, and various NPU's. Major Senzer is interested to see how the Buckhead Security initiative plan will work to assist their efforts in fighting crime. He appreciates our support.

Mary Norwood, Chair of the Buckhead Council of Neighborhoods

Mary thanked Commander Serzen for mixing up the times patrols are on our streets, as previously it was known when they would be patrolling.

- City Jail- Our City Judges are recommending the current jail facility could be used for 3 purposes: holding inmates who will be transferred; holding inmates who are transported while in court hearings; and as a divergent center.
- 'Accessory Dwelling Units' (ADUs) is a plan proposed by Mayor Keisha Lance Bottoms to eliminate residential zoning and allow for greater density in neighborhoods throughout the city. In opposition the Buckhead Council of Neighborhoods presented a 6-page resolution supporting the preservation of Atlanta's single-family neighborhoods. WPNA supported that resolution. As an alternative to the ADU plan, Mary supports an employer-subsidized plan that would allow people who work in Buckhead to live in Buckhead with their rent being subsidized by their employer. She added that Buckhead already has greatly increased density within the past year, far and above the rate of increased density in other areas of the City. There is opposition to the ADU plan across the city including neighborhoods like Grant Park, and Cascade Heights.

Rip Black, Update on the Howell Mill Proposed Project

Steve introduced Board Member and Zoning Chair Rip Black to give a report on the proposed Chic-fil-A project at Howell Mill Road. Rip reported that thanks to the quick reactions and speedy involvement of a number of involved residents like Henry Feinstein, Caldwell Zimmerman, as well as several neighborhood associations, and NPU's, and Mary Norwood, JP Matzigkeit and others, several major actions were accomplished:

- GA Department of Transportation withdrew their permit
- Environmental Protection Division delivered several notices of violations which slowed down the development
- On November 20, 2020 the Army Corps of Civil Engineers issued a 'cease and desist order' on the project.

The developer now must comply with the EPD's notice to clean up the debris, replanting sod, and adding mulch to areas that are eroding. Caldwell Zimmerman added that the usual hydrology and traffic studies were skipped in the process and may not have ever been completed by the developer as those documents have yet to be produced. If the developer wants to continue, he will be required to ask the Army Corps of Engineers to permit building over the stream at the bottom of the ravine. Jim Hannon noted that GDoT has been charged with selling remnant pieces of land

throughout the state and a sale of this land may still be a possibility. Mary interjected that she met with 2 GDoT Board members at the site and walked the entire property even following the stream all the way to Westminster. She thought they were convinced this is not land to be built upon and thus she feels they will oppose selling it. A neighbor asked if the land could be used as a park. It is not clear who would own it as such and thus who would maintain it. Caldwell said the most useful purpose of the property is to keep it what it is, which is 3 acres of lowland to catch water from both the up-stream and down-stream flows.

Cameron Tyler who lives on Montana reported that recently there were surveyors surveying a 5 acre land-locked piece of property behind her house. She believes that it may be accessed via Northside Drive but there were recently several houses for sale on West Paces Ferry and she did not know if those lots back up to it or not. Cameron had heard that a subdivision might be in the planning stages. No one was aware of the property or its potential uses. Jim Elgar with JP Matzigkeit's office offered to look into the matter.

Steve asked Fred Assaf about the progress of the Lower School construction at Pace. Fred said it would be complete by the beginning of the fall semester.

Steve announced that the Neighborhood Relations Committee would be compromised of 3 members including Caldwell Zimmerman, Paul Little, and the newest member Joe Hamilton.

Proposed Slate of Board Members for 2021

Steve introduced Anna Sonoda who chaired the Nominating Committee for this year's Board Members. Anna thanked Steve for completing her term and presiding as President for the 2020 year as well. She also thanked her Nominating Committee, Alcina Dalton, Teresa Shell, and Alva McGovern and announced the Slate of Board Members for 2021. The officers and members will be as follow:

Jim Hannon – President

Rip Black – Vice President

Alva McGovern – Secretary

John Stebbins - Treasurer

Jill Cooper

Alcina Dalton

Steve Dickson

Mike Elting

Tom Frolik

Maxine Feinstein

Matt Grabowski

Charles Hoke

Alfred Kallingal

Anne Muller Wise

Eddie Padgett

Sherry Perchik

Emily Richardson

Rick Robbins

Meredith Shaughnessy (N)

Margaret Roberts (N)

Teresa Shell

Steve Weizenecker

New members include Meredith Shaughnessy and Margaret Roberts.
A motion was made to approve the slate of board members and was seconded.
There were 44 paid members on the call and all voted in favor of approving the slate
with no abstentions and no voting against.

There being no further business, the meeting was adjourned at 8:04 PM.

Alva McGovern, Secretary