

ELNCA Meeting March 10, 2003

Call to Order by President Miles Bondurant - 7:40 pm

#### I. VARIANCE REQUEST - CHARLES HARRISON

Charles Harrison, a long-time resident of East Lake, owns a building at the corner of Candler Road and White Oak that currently is zoned for C-1 commercial use with a restriction that allows only a beauty parlor as the business. Mr. Harrison would like to receive a zoning variance so that a different type of business may be opened. The establishment is actually located in Wesley Chapel; however, Mr. Harrison decided to approach our neighborhood due to the proximity of the business to East Lake.

Chris Morris, a Dekalb County employee, said that C-1 zoning permits many types of businesses including liquor stores, adult bookstores or even gun shops. The restriction was placed on Mr. Harrison's application originally to prevent any of those types of establishments. Mr. Harrison agreed that, should the variance be granted, he would not permit those types of businesses to be opened at the property.

A motion was made to remove the restriction on Mr. Harrison's application with the understanding that he uses the property with the concerns of the neighborhood in mind. The motion passed unanimously.

#### II. SEMBLER DEVELOPMENT

NPU-O Chair Shawnalea Garvin spoke to the neighborhood about comments from an Inman Park resident regarding the development and Edgewood's handling of the related negotiations with Sembler. She has received many comments from NPU-N, which does not involve neighborhoods directly affected by the development and does not have formal input to the proceedings.

To date, 62 meetings have been held to develop conditions for the property, most of which Sembler has agreed to incorporate. The conditions that were finalized on March 5th will be submitted to the Atlanta Zoning Review Board, and the Edgewood community will attend the ZRB meeting to show support for the development. The ZRB will meet on Thursday, March 13th at 5 p.m. in City Hall council chambers. NPU-N will appear in large numbers in an attempt to delay the vote, although Shawnalea has not received any suggestions as to what those residents would like to see in the development. Should approval of the plan be delayed, Sembler is capable of building another strip mall at the site that doesn't include green space and housing like the current proposed plan.

#### III. DEKALB COUNTY UPDATE

Commissioner Larry Johnson provided an update on Dekalb County events, including:

\* An ARC grant will be used to develop "Walkable Communities" along Glenwood Avenue. The plans, which involve sidewalks and pedestrian-friendly changes, will be on display at the Goodwill next to the new Publix in East Lake on Tuesday, April 1 from 1-5 p.m.

\* The business license for The Love Shack on Memorial Drive has been revoked because they did not open and operate a business for which they were granted the license. The owner will be approaching the council to reconsider reinstating the license.

\* An ordinance will be presented to the council to increase the lot size of auto dealerships to a minimum of 1 acre.

\* A nuisance ordinance was passed to help control illegal gambling, prostitution and drug dealing.

\* Larry will speak at the next ELNCA meeting on April 14th to explain how taxes paid by Atlanta-in-Dekalb residents are collected and how the money is used.

#### IV. ZONE 6 REPORT

Major Banda provided an overview of crime stats during the past month, including:

\* Picketers marched in front of the Pitch 'N Putt in attempt to pressure the owner to sell the store. Apparently the mosque in our neighborhood wants to purchase the property but the owner has refused.

\* A bicycle officer will be temporarily assigned to 2nd & Hosea for 4 hours each day so that extra coverage can be used in some heavier crime areas.

\* The "Preacher House" on Hooper is a known liquor house that has existed for years. An arrest was made at the location again, and Major Banda will check with Dekalb County D.A. J. Tom Morgan to see if the owner can be convicted under Dekalb's repeat offender law (the nuisance ordinance discussed earlier by Larry Johnson).

#### V. NEW ELNCA BY-LAWS

New proposed by-laws, which were distributed at the February meeting and posted at [www.eastlake.org](http://www.eastlake.org) for review and comment, were brought up for discussion prior to voting for approval of them. Several changes to the by-laws were proposed:

1) Zoning/Planning - suggestion was made that the zoning chair review all zoning applications and track them from inception through final approval/disapproval. Ginny Perrine, current zoning chair, commented that she agreed with the idea in principle but could not commit to the amount of time required to do the job if the scope included these responsibilities. A motion was made for the zoning chair to "be responsible for monitoring all zoning applications from cradle to grave." The

motion was defeated.

2) Committee Chairs - suggestion was made that the President appoints all committee chairs since the President will know who best can accomplish his/her goals for the neighborhood. Current President Miles Bondurant expressed his concern with this suggestion based on a history of this type of action from former Councilwoman Sherry Dorsey, who used to fill committees with loyal party members. A motion was made by Ken Piernik to amend the suggestion to state that the "President will nominate committee chairs and will receive final approval by the board." The motion was passed.

3) President's Duties - a motion was made to move Article 5, Section 3.A(v), which reads "Be responsible for preserving the archival records of the Association with the assistance of the Secretary," from the President's responsibility to the Secretary's with support from the President. The motion was passed.

4) Robert's Rules of Order - request was made to revise Article VII, Section 1.A(iii) so that Robert's Rules of Order are always followed at ELNCA meetings. This section currently states "Upon request of any Member present, any issue up for vote, other than an election, shall be addressed pursuant to 'Robert's Rules of Order, Newly Revised' so long as such rules are not inconsistent with these bylaws." After much debate, a motion was made to add a Parliamentarian to the Board. The motion was defeated.

A motion was made to pass the by-laws with the amendments discussed above, and it was approved.

#### VI. REPORT FROM COUNCILWOMAN ARCHIBONG

Jash Perry of Natalyn Archibong's office said that a discount for sanitation services is available to senior residents who are 65 years or older, own their residence and have an annual income of \$39,000 or less. Interested residents must complete an application by May 31st, 2003 and can contact Ms. Archibong's office to receive one - (404) 330-6048 or narchibong@ci.atlanta.ga.us. Residents who have received this discount previously do not have to reapply - they will receive the discount again this year.

#### V. COMMITTEE REPORTS

Membership - Scott Brady  
membership@eastlake.org

\* The annual softball game with Kirkwood and Edgewood will be held Saturday, April 12th at Bessie Branham Park. If you would like to play, contact Scott at (404) 378-4731.

The annual Easter Egg Hunt will be held at the old YMCA on Saturday, April 12th. Two separate events will be held to accommodate younger and older children - details to follow.

Neighbor in Need - Kyle Caldwell  
neighborinneed@eastlake.org

\* Volunteers are needed to help prime a large home on Memorial Drive prior to painting. Sherwin Williams has graciously donated the paint for this project.

2nd and Hosea - Becky Payne

\* Becky reported that the second event, "Give Hosea a Chance," was very successful. Between 175-200 people passed by during the day to take part in the block party, which included free hot dogs, hamburgers and drinks. The business community was very supportive and donated many items, including:

- the wing shop, which donated space for the event
- the auto repair shop, which donated time and an awning
- the One Stop convenience store, which donated hamburger and hotdog buns
- the Fina station, which donated drinks

Meeting Adjourned - 9:08 pm