

# DUNWOODY NORTH CIVIC ASSOCIATION

OCTOBER 1997

## **CIVIC ASSOCIATION/COMMUNITY MEETING**

**TUESDAY, OCTOBER 14, 1997**

**7:00-9:00 P.M.**

**7:00 PM REFRESHMENTS    7:30 PM DNCA MEETING  
8:00 PM COMMUNITY MEETING**

**DUNWOODY NORTH DRIVING CLUBHOUSE**

This will be the first meeting of the new year. A number of important issues will be discussed, among them the proposed rezoning of the "Ross" property by Jolly Development. Warren Jolly will make a presentation to the group and will then leave to allow for discussion. Votes will also be taken in regard to the DNCA joining several other coalitions (information inside).

The Ross property is the 6.2 acres that sits directly behind the strip mall on Tilly Mill with access from Tilly Mill Road. This property projects directly into the rear yards of some Dunwoody North homes on Stonington Road, Stonington Circle and Shelbourne Drive. Jolly Construction is proposing a zoning change from the existing

R-85 of Dunwoody North to R-50 with variances. There is also an application for a land use change from the existing Low-density residential to Low-medium density residential. Some discussion between Jolly Construction and the affected homeowners has already taken place.

Adjacent property owners are concerned that "variances" may allow substandard lot sizes, rear yard setbacks, etc. They are also hoping to preserve their privacy by preserving as many trees as possible. There is also concern about the "precedent effect" that such a rezoning may have on future rezoning applications. DNCA has already contacted County Officials in regard to that question.

## PRESIDENT'S MESSAGE

A lot has been happening in our community over the past few months. This letter will serve as a recap:

**Brook Run** is currently scheduled to be closed in December 1997. Brook Run has been a good neighbor to the Dunwoody North Communities. We wish the residents and their families a smooth transition into their new homes. Our neighborhood will have to become actively involved in determining what the state proposes to do with this property.

Another new subdivision on Tilly Mill Road is being developed. We should start seeing new homes there in the next few months.

Our **Sign Committee** (see opposite page) has been very busy. We have begun a fund raising campaign to finance the construction of subdivision signs for four of the entrances. The Garden Club has pledged \$500 and the Civic Association has pledged \$1500. We thank both groups and all individuals who have already made contributions; we are on our way, but still have a great deal more to do.

The **Zoning Committee** has been meeting regularly over the past six months. They have dealt with rezoning issues, the new Dekalb County zoning codes development and Code Enforcement. Some of these issues will be discussed and voted upon at the next DNCA meeting.

Our **Membership** is up from last year, and we have more people getting involved with civic issues.

**Neighborhood Appearance** has become an increasing concern. I have received many phone calls from concerned residents who want our neighborhood to continue to look good. Most of these calls deal with the fact that some people do not care about the outward appearance of their homes and yards, or how it impacts their neighbors and neighborhood. A good appearance helps an older neighborhood maintain its property values-ask any Real Estate agent. There are some simple solutions: please mow your yards regularly, keep fences and houses in good repair, do not use carports for open storage, do not leave trash/yard clippings on

the streets for days awaiting pickup, do not leave boats/trailers in your driveways, to name just a few...

If anyone wants to get involved in a Beautification Committee, please call me. We will need someone to chair such a committee and come up with recommendations for beautifying the Dunwoody North Communities.

I hope that we will continue to see our membership grow. If anyone who is interested in getting involved with existing committees, or who might be interested in taking on a Board position, please call me.

Gerri Penn (457-2474)

## OUR THANKS

David Fowler, Vicky Pasmanick and the Sign Committee ;

Ron Sifen and the Zoning Committee;

The Garden Club for the pledge of \$500. for the sign fund;

The Driving Club for the use of the clubhouse for meetings;

And our Advertisers-they help offset some of the costs for this bulletin.

## WANTED

**DNCA Realtors** who are willing to be on a panel and work together for a program for our General Meeting in February 1998.

**Newsletter Deliverers:** We need a list of anyone interested in earning extra money by distributing our newsletters.

Please call Gerri Penn for both, if interested.

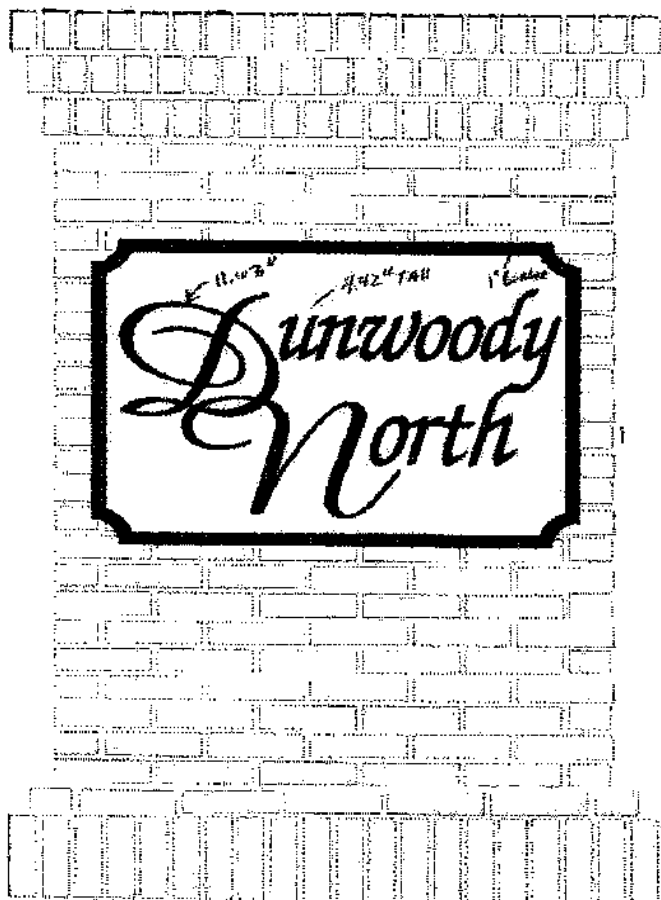
## PAID ADVERTISEMENTS UPDATE

We are selling advertising space (if available) to help defray costs at the following rates:

1/4 page \$40 1/2 page \$75 full page \$150

Photos are extra. If space is not available in one issue, we will give you priority in the next issue. All ads must be camera ready, properly sized, and photos (if required) included. Please call Gerri Penn or Barbara Dodds.

## FUNDRAISING CAMPAIGN FOR SUBDIVISION SIGNS



The drive to collect funds for the signs has begun. Thank you to those who have already contributed! Please support your community and make your contribution today.

Left is a picture of the sign to remind you of how they will look. The signs are brick with an attached face similar to the DNDC sign. This design is very low maintenance. There are four (4) signs. Two will be placed on North Peachtree at Riverglenn and at East Kings Point Circle. Two will be placed on Tilly Mill at Stonington and at Binghampton. Sign dimensions are 4'w x 4'd x 6'h. They will sit off center with one corner nearest the street and will have faces on two adjoining sides of each.

There are more than 600 homes in Dunwoody North. The sign committee was formed by the Civic Association, it is hoped all members will donate to the signs. All non-member donations will be greatly appreciated also. Contributions from residents of other neighborhoods who want to contribute are welcomed and greatly appreciated.

**\* Checks should be made out to Dunwoody**

**North Civic Association with "Sign" in the memo section. Mail or deliver checks to Mrs. Barbara Dodds, Treasurer, Dunwoody North Civic Association, 2573 Amberly Dr., Doraville, GA., 30360.**

## COMMUNITY BULLETIN BOARD

### ANNOUNCEMENTS

We are selling Dunwoody North Directories. They are \$3.00 for members. Please call Barbara Dodds (455-0650) or Gerri Penn (457-2474) if you would like to buy some.

Dekalb County will make special pickups for appliances, furniture and building materials. Please call (404) 294 - 2900 to schedule pickup. Please do not leave these items sitting at the curb for days. They will not be picked up.

### CONDOLENCES

Our condolences to Robert, David and Jana Goldstein on the recent loss of their wife and mother, Jacolyn Goldstein.

\* If you have announcements re: weddings, births, deaths, etc. you want to appear in the newsletter, call Gerri Penn. We will include whenever space allows.

# COMMUNITY CHANGES AND CONCERNS

by Ron Sifen -Chairman-DNCA Zoning Committee

*Please review the following information. The Civic Association will vote on proposals at the October meeting, which could profoundly affect our future. There will not be much time for discussion, because of other items on the agenda. If you have any questions, please call Ron Sifen, chair of the Zoning Committee, 452-7620.*

We will vote on whether Dunwoody North wants to join Georgians for Transportation Alternatives, The Federation of Georgia Homeowners, and The DeKalb County Civic Coalition. Dues for Georgians for Transportation Alternatives would be \$35. The Federation of Georgia Homeowners would be \$50 or \$100 (depending on whether we join as a neighborhood, or as a coalition – coalition status gives us a vote). The DeKalb County Civic Coalition would be \$35. Georgians for Transportation Alternatives wants to reduce traffic and air pollution through means other than asphalt. The Federation of Georgia Homeowners is promoting the "Livable Communities" proposals from the Atlanta Regional Commission, but also wants to represent the whole range of homeowner interests in the region. The DeKalb County Civic Coalition is involved in zoning, airport, and other issues of concern to DeKalb residents. They, also, advocate restructuring DeKalb County's unique form of government. They promote DeKalb neighborhoods working together for neighborhood interests. These three groups all welcome our participation and input.

These groups are making proposals, which will affect us. Participation would give us a voice in shaping these proposals. We may also want to consider membership in The Georgia Conservancy, which has produced a lot of recommendations.

We will also vote on whether to submit our own recommendations, whether or not in coordination with other coalitions. Consider some of what is already "on the table".

The Atlanta Regional Commission is presenting two models for the future to Atlanta area residents. "Scenario One" is a model for continuing our current "sprawling" growth patterns. A list of solutions, which might

reduce traffic congestion, long commutes, air pollution, etc., is presented. The ARC explicitly states that this model requires a large, expensive commitment to infrastructure improvements to deal with the problems of getting people from where they live, to the distant places where they are forced to work and shop. *This scenario says that our current zoning laws mandate that we live far away from where we do anything else.* They say this is why Atlanta area residents have the longest average commute in the world (36 miles)! The ARC claims that if we want to maintain this growth pattern, then we will have to invest in at least the northern arc of the Outer Loop, and perhaps seven commuter rail lines to outlying areas, and other expensive "high tech" solutions, to mitigate the many adverse consequences of promoting "sprawl".

"Scenario Two" says that if we change how and where we live, then we would need a different set of solutions than with Scenario One. We would no longer need the Outer Loop, nor most of the other really expensive solutions. We would rely more heavily on rapid transit. We would invest in "secondary distribution systems" to get people from MARTA to their actual destination. These may be great recommendations, but couldn't we implement some of them, without radically changing how and where we live?

Scenario Two says that we should switch to a "new urbanism" growth pattern. This scenario says we should abandon the impersonal, dehumanizing suburbs, for communities which provide a place to reside, work, play, shop, and live . . . livable communities. They suggest that our zoning laws make it impossible to live within a few minutes of a place to buy groceries, or a shopping mall, or where you work. The Georgia Conservancy, consistent with Scenario Two, takes the position that suburbs allegedly promote isolation, crime, and a long list of ills that allegedly make most people disillusioned with the whole concept of suburban life. "Traditional neighborhood developments" (TND's) would eliminate cul-de-sacs, so that traffic would not be constricted onto only a few streets, but would be dispersed onto all streets..

TND's don't have neighborhoods that are all the same economic class. All housing types would be blended together. TND's would not be exclusively single-family, owner-occupied provinces. Apartments and rental units would be heavily dispersed throughout neighborhoods.

*Greater Atlanta is a popular place to live, in very large part, because many people like the type of neighborhoods Atlanta has to offer. Does either of these scenarios present a realistic view of life in Atlanta, or a desirable view of our future?*

*The ARC is promoting the idea that "low-density residential" zoning is the cause of sprawl and all of our traffic problems. The success of the ARC's presentation depends on the fact that 99% of area residents have never seen a zoning map. A DeKalb zoning map shows a patchwork of small areas of residential, office, commercial, etc., all clustered near each other. The ARC is giving the impression that low-density residential zoning is the sole culprit in causing people to have long commutes to work, and that the LDR zoning category creates huge expanses of isolation and distance. (Eliminating low-density residential zoning would not magically eliminate people working in Decatur, but choosing to live in Acworth, just because this "scenario" calls for people to live, work, shop, and play in the same community. The Dunwoody North Zoning Committee came up with eight reasons why some people would continue to live significant distances from their jobs, even if low density residential zoning were eliminated.)*

Under questioning at the Maloof Auditorium on August 21, the ARC spokesman admitted that, yes, any of the solutions suggested for either scenario, could be used in the other. *The ARC spokesman explained that the two "Scenarios" were a presentation of the "extremes", and a hypothetical set of actions that would promote those extremes. He also admitted that a moderate concept could be*

*developed.*

The ideas of providing for secondary distribution systems, as well as zones of high density residential, around MARTA stations are excellent ideas, which the ARC presented as part of Scenario Two. They could be incorporated into any model.

Apparently, they were not included in Scenario One, because they would contain sprawl, and not maximize sprawl. Do we need a model for accelerating sprawl? Or, do we need to at least look at a "moderate" model that would reduce traffic, driving distances, air pollution, etc., but also enables us to maintain attractive, low-density neighborhoods?

*In conjunction with all this, in its new zoning ordinance DeKalb County is proposing a new zoning category called R-PD - Residential-Planned Development. This category would provide for mixed use communities, such as some low density residential, some multi-family residential, some office, some shopping, etc. While this may be a great concept, we need to look at which land use categories are appropriate for this use. The consultants are proposing that this use is appropriate in "Low-density residential" areas. If adopted, developers would have a loophole to put office buildings and shopping districts in low-density residential areas. R-PD says you must have at least 10 acres to build such a "community". What would prevent a developer from assembling a few properties on Tilly Mill, between Stonington and Ashton Woods, and putting in an office building, some neighborhood shopping, apartments, and some \$90,000 single family homes? The land use plan would say that is appropriate. Is this what we want? This is precisely what Scenario Two is advocating.*

The membership will vote on whether to authorize our Zoning Committee to officially represent Dunwoody North in working with other neighborhoods and the County to promote a "moderate scenario", which would include the concepts and concerns expressed herein.

**PLEASE MAKE EVERY EFFORT TO ATTEND THIS MEETING-RECENTLY, THERE HAS BEEN A FRENZY OF DEVELOPMENT IN THE AREA. DO NOT WAIT UNTIL IT IS TOO LATE TO MAKE YOUR VOICES HEARD.**



**Vicky Pasmanick**



**Robert Pasmanick**

**Are you looking for the best value for your home?**

**Are you looking for a quick sale?**

**As residents, we hope to get you both.**

**Let's keep our property values up.**

**Give Robert and Vicky a call.**

**WE CARE!!!**

**770-206-3103 or 770-206-3104**

**e-mail: pas5@mindspring.com**

*Your Dunwoody North Neighbors*



4848 Ashford Dunwoody Road  
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