

July 1996

DUNWOODY NORTH CIVIC ASSOCIATION

WELCOME TO THE NEW BOARD

PRESIDENT
VICE PRESIDENT
RECORDING SECRETARY
CORRESPONDING SECRETARY
TREASURER
MEMBERS AT LARGE

GERRI PENN
CAROL THROM
MARY ALICE BANCROFT
JUDY HOFER
BARBARA DODDS
ARLENE McClURE
GEORGE JORDAN
PAT SCHAEFER
TOM HANLON
JIM KELLEY
LINDA FUGITT

PRESIDENT'S MESSAGE

As the International Festival flyer stated: "Dunwoody North, A Great Neighborhood With Great People." That is exactly how your Board of Directors feels about the Dunwoody North Communities. I feel very fortunate to work with a Board that is enthusiastic, energetic, and dedicated to DNCA.

I hope that we will succeed in getting more of you to attend meetings, that you will feel free to call on us if you need us, that you will share your ideas and concerns with us, and you will join the association and volunteer to help out when needed.

DNCA has recently been involved in the community by donating \$501.00 to the "Save the Farmhouse" campaign, sponsoring ten children in the paralympics, having Charles Delk at our last meeting to address your concerns about crime, sponsoring an International Festival so you can get to meet your neighbors, and in the near future a welcome basket project for new residents of the Dunwoody North communities. We are also participating with the Driving Club in the Dunwoody Homeowners July 4th Parade in the decorated car category. Maybe next year we can get some kids in the neighborhood to volunteer to make a float for the parade.

This is your community and this is your Civic Association. I hope I will be hearing from you.

Gerri Penn (457-2474)

VOLUNTEERS ARE NEEDED

Zoning Committee: A few people have already volunteered, and to them we say thanks. We still need more members on this committee; the outcome of some of these hearings may affect the quality of life around here and we need to be represented. Please call Gerri Penn at 457-2474 if you are interested in serving on this committee.

Welcome Baskets: We also need people to help with baking or assembling. Please call Carol Throm at 451-2209 if you think you can help out, even occasionally.

SPECIAL THANKS

The new Board wishes to express its thanks to all previous officers and board members for their work on behalf of our communities. We would particularly like to thank Arlene McClure for her continuing commitment to the DNCA.

We would also like to acknowledge the generous donations for our International Festival from some of our local merchants: Krogers of Orchard Park, Harris Teeters, Starbucks in Georgetown, J R's Log House, and Frame Depot in Chamblee Plaza . Please express our gratitude by patronizing them.

DUNWOODY NORTH NEIGHBORHOOD WATCH

DEKALB POLICE OFFICERS ATTEND MEETING

Due to the recent increase in crime, Charles Delk, the Crime Awareness Officer assigned to our neighborhood, and Lieutenant Matt Link of the North Precinct attended the last Civic Association meeting. Their presentation was most informative.

INCREASE IN NEIGHBORHOOD CRIME

Since the last quarterly report (Jan.-March), we have had nine burglaries, one attempted break-in, and numerous acts of vandalism reported to the Neighborhood Watch. This is a large increase for our neighborhood, and we encourage all residents to become involved and to be more alert to anything or anyone of a suspicious nature. We ask all residents to **please call 911 immediately for all crimes so there will be a record.** After the fact, call your block captain. We must work together to help the police to put an end to these problems.

YOUTH CRIME

Unfortunately some of the youth from our own community have been involved in some acts of vandalism and are suspected of being the parties involved in other incidents. Once again, we would appreciate parents speaking with their young people concerning property rights and values rather than dismissing malicious mischief as youthful exuberance. At the very least, vandalism has financial consequences for the victim, and at the most serious, it has the potential for ruining the future of the young people if they are caught and prosecuted. Know where your children are at all times and check to see that they are actually there and not wandering around the neighborhood. Please see that their free time is structured, particularly during the long summer months.

ADOPT A COP PROGRAM

In April 1994, Dekalb County launched a new neighborhood security effort, the Adopt A Cop program. The purpose of the program is to reduce the rate of crime by developing relationships between individual police officers and neighborhoods. For those neighborhoods who can meet the strict requirements, one of which is having an active Neighborhood Watch program, an officer is assigned to reach into the community and solve problems before they occur. The officer patrols the neighborhood as often as he can, attends community meetings, strives to be accessible to people living in the community, interacts with young people and advises residents on techniques for increased personal safety.

At the last Civic Association meeting, the program was discussed, and the residents present voted unanimously to make an application to participate in the program. The application form has been obtained; however, we must obtain some volunteers to fill in some positions as block captains before the required list can be sent in with the application. We have been requesting volunteers for the following three streets for the past six or eight months with no success: the north side of North Peachtree Road from 4561 to 4705 (We could possibly use two people to divide this into two sections); Sharon Valley Court from 4629 to 4650; and East Kings Point Circle from 4465 to 4518. We also need a coordinator for East Kings Point Circle.

In addition, one section of the subdivision must be reorganized. As soon as this has been completed, the application will be sent to the Crime Awareness Unit. Following approval by them, the application will be sent to the North Precinct for approval. Please help us to get this program going.

If someone in these areas feels that he/she could volunteer a little time for these important positions, please call Linda Fugitt at 451-7025.

Linda Fugitt (451-7025)

COURT APPROVES REZONING FOR COBB PROPERTY ON TILLY MILL

In the Spring of 1995 the Planning Commission and the DeKalb County Board of Commissioners denied a request by developer Don Brouard and property owner Linda Marshall to rezone from R-85 to R-50 "The Cobb Property." This property is off Tilly Mill at Cobb Drive and adjoins homes in Dunwoody North located on Old Orchard Court and Sharon Valley Court. This decision was appealed to the Superior Court of DeKalb County and was heard by Judge Castellani in May 1996, at which time he overruled the Planning Commission and the Board of Commissioners. Taking into consideration the condition of the houses on Tilly Mill, some of which are in disrepair, that there is R-50 development already, there is commercial development at Tilly Mill and Peachtree Industrial, he ruled the County failed to prove it would be a detriment to the health, safety and welfare of the community to rezone this property to R-50. The property owner successfully argued that the property could not be economically developed as R-85.

The Board of Commissioners at the request of Commissioner Elaine Boyer unanimously voted to appeal the court decision. In Georgia the Court of Appeals does not have to automatically take a zoning case; it will be a few weeks before we know if they will hear the appeal.

What does all this mean? R-85? R-50? How does this affect us?

Zoning Districts are the guidelines used by the County and Developers to control and regulate growth to allow for development while maintaining quality of life in communities.

R-85 nets 2.8 homes per acre on minimum lots of 12,000 s.f., with 85 foot width;

R-50 nets 6 homes per acre on minimum lots of 6,000 s.f., with 60 foot width.

Dunwoody North is R-85. Briers North and Brafferton are R-50 and while these are both attractive developments, they should be the exception rather than the rule for zoning on T.M.

Once zoning is changed to accommodate a certain developer's plan, i.e. R-50 conditioned with only 4 homes per acre, the door is opened for the next developer to seek R-50 unconditional that will allow 6 homes per acre. Tilly Mill has over 30 lots between Brafferton/Briers North and Doraville City Limits which could potentially be rezoned for many small R-50 subdivisions, each with its own curb cut. The impact of residents turning left into high density developments would be devastating to travel on Tilly Mill causing more traffic jams and more cut-through traffic. Some lots could be squeezed between two R-50 developments, or the owners will be forced to move from family homes, as would have been the situation with the assemblage and rezoning attempt on T.M. that was defeated last winter. A number of these lots adjoin homes in Dunwoody North and high density development in our neighbors' back yards could create drainage and lighting problems, as well as possible roads along the back property lines. Something often overlooked is that there are no buffer requirements between R-50 & R-85.

It is true that some homes on T.M. are rentals and a couple have been neglected - but why? Our on-going argument to the Commissioners has been: if property owners on T.M. know the property is not going to be rezoned, the incentive will be much greater to invest in repairs in order to command higher rent. DeKalb County does have a Code Enforcement office to handle junk on property and unkept grass. Remember it is those of us who live near these properties that have the most to gain or lose by what happens on Tilly Mill, not the ones wanting the higher density rezoning in order to sell their property at inflated prices and move elsewhere. We have to live with whatever is built long after the sellers and developers have made their money and moved on.

Zoning is a complicated issue and arguments can be made for both sides. I have presented the arguments for maintaining R-85, low density, zoning on Tilly Mill. This has been the stand of the DNCA, the Dunwoody Homeowners Association, the Comprehensive Land Use Plan, and Commissioners Boyer and Yates. Zoning is an involved issue and each property has its own set of complexities. My goal is to make you aware of the impact zoning has on our community -- it will shape our future neighborhood environment.

Arlene McClure

DUNWOODY NORTH DRIVING CLUB

After a winter of refurbishments, this summer promises to be the best yet at the Dunwoody North Driving Club. The pool has a brand new pump and filtration system, as well as new skimmers, so the water is simply sparkling. The swim team is already at practice, and meets are scheduled for June 17, June 24, July 1, July 8 and July 15.

Summer tennis season is also in full swing, with two mixed doubles teams, a senior ladies' team, and a senior mens' team. The club's social season kicked off in May with an Italian Spring Fling, and more events are planned throughout the summer, including the annual kid's pool parties. If you're not a member yet, stop by and check out the beautiful facilities and friendly neighbors. Membership applications are available at the club, or you may request one by calling 451-4204.

TOM HANLON

MEMBERSHIP

DNCA's current membership is 170+ households. In an effort to reach out to new neighbors we will distribute some "Welcome Baskets" which include information about the Civic Association, the Driving Club, the Neighborhood Watch, the Garden Club and some edible gift. Volunteers are needed to assemble these baskets.

Some general membership information:

Membership is \$10 /year and is renewed annually on the calendar year. Membership includes a neighborhood directory and a vote within the civic association. Dues cover the cost of newsletters, directory, and contributions to local community services. Not bad for \$10 a year. Call **Carol Throm** (451-2209), or any Board member, if you have any questions. Send your Dues to Barbara Dodds at the address below.

REMINDERS

Trash pickups for Dunwoody North are Mondays and Thursdays. To assist in Dekalb County's recycling effort, Aluminum cans should be placed in a separate container/bag on Mondays and Newspapers on Thursdays.

Garbage cans need to be removed from the curb as soon after collection as is practical. *A county ordinance states that garbage cans, and particularly bagged refuse, should not be placed at the curb more than one day before pickup. We understand this is not always practical, but please try to coordinate your curbside placement so that it goes out just prior to pickup and not just after. Accumulation of garbage at your curb is unsightly and inconsiderate to your neighbors.*

LAST CALL - ATTENTION ALL RESIDENTS!

Please complete the information below and return to the DNCA treasurer whether or not you join the DNCA. Our goal is to include all residents who receive this flyer in the 1996 directory. **If you join the DNCA (dues \$10), you will receive a free directory!** If you do not wish to be included in the directory, please clearly indicate it on the returned form. Please return this completed form by **July 29, 1996** to:

DUNWOODY NORTH CIVIC ASSOCIATION
C/O BARBARA DODDS
2573 AMBERLY DRIVE
DORALVILLE, GA 30360
(770) 455-0650

DUNWOODY NORTH COMMUNITY DIRECTORY INFORMATION

LAST NAME	HUSBAND	WIFE
CHILDREN'S NAMES AND AGES		
ADDRESS		
PHONE NUMBERS:	HOME	OFFICE
OCCUPATION(S)	HUSBAND	WIFE
CHILDREN INTERESTED IN: BABY SITTING, LAWN MOWING, PET SITTING, ETC. (PLEASE SPECIFY)		