

# NORTH BUCKHEAD Newsletter

North Buckhead Civic Association – July 2019

Mailed three times each year to 4,400 North Buckhead homes

www.nbca.org - NorthBuckhead@yahoo.com - Newsletter Archive: www.nbca.org/newsletters.htm

## BCN—Making a Difference

By Mary Norwood

Chair, Buckhead Council of Neighborhoods

The Buckhead Council of Neighborhoods has been active on numerous issues that affect us. As an organization founded to provide a unified voice to address and protect our common interests and quality of life issues, our mission is paramount to our activities. Here is a brief update:

**Public Safety:** BCN requested that the City of Atlanta update Buckhead residents and businesses as to actions that could be taken to make us safer. Over 600 Buckhead residents attended the Mayor’s Town Hall Meeting in March where Atlanta Police Chief Erika Shields outlined steps that would be implemented immediately. This has resulted in a reduction in crime in the Buckhead community. In accordance with BCN’s new advocacy role, an 11-point Public Safety Resolution was approved and was presented to the City’s Public Safety Committee in May. One of the points was to make certain that there is not a need for the City Jail in our criminal justice system — prior to any repurposing of the jail. This request was subsequently sent in a formal letter to the Mayor, the City Council, and the Fulton County Commission. Nothing is more important than keeping us all safe.

**Tree Canopy:** BCN presented the Atlanta City Council with a resolution in February 2019 highlighting the lack of enforcement in the

*(Continued on page 8)*

## Best Places to Live in Georgia

With an overall rating of A+, **North Buckhead** is #3 on Niche.com’s list of best places to live in all of Georgia. North Buckhead is #2 on their list of best places to live in the City of Atlanta.

As one resident was quoted by Niche: “Truly great place to live, work, and play! Beautiful, diverse homes. Lovely parks (with more coming). Great neighbors and amazing schools.”

The easy way to find their article is to Google “best places to live in Georgia”. Or go to [www.niche.com/places-to-live/search/best-places-to-live/s/georgia/](http://www.niche.com/places-to-live/search/best-places-to-live/s/georgia/).

## NBCA Volunteer Night

It takes an interesting mix of folks to run a civic association for one of Metro Atlanta’s biggest and best neighborhoods. (See the article at lower left about being best.) As for biggest, we’re waiting for the 2020 Census to be sure, but we’re seeing population estimates of 13,000+ residents here in North Buckhead.

What does it take to run a civic association like NBCA? It takes interesting people who like to build things. Not so much tangible things but nevertheless, they’re clearly real. We help build a community of friendly people who love their neighborhood and seek to make it even better.

Like any successful business, we can use planners, bookkeepers, PR people, Facebook folks, realtors, database experts, home builders, historians, website designers, writers, artists, lawyers, teachers, and more. If you are recently retired or if you are young and ambitious, we’re especially interested.

If you are curious about what NBCA does and how your skills and interests may fit, consider an evening with us. The last time we had a volunteer night, we were lucky enough to have about a dozen neighbors join us. In the end, many were interested and many weren’t. But this is a no-obligation, no-pressure event. We were pleased about getting to know them all.

We’ll meet here in North Buckhead on **Tuesday, August 13** to spend a nice evening at Blue Heron Nature Preserve. No, we’re not roughing it in the woods; we’ll be in one of their conference rooms. (Their building formerly housed an architects’ firm.) To learn more, email us at [NorthBuckhead@yahoo.com](mailto:NorthBuckhead@yahoo.com), “Volunteer Night”.

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## Loridans Park Is Getting Under Way

By David Marsh  
Secretary, Friends of Loridans Park

Neighbors! As some of you may remember, the overgrown greenspace on Loridans Drive adjoining the eastern GA400 soundwall is in the process of becoming Buckhead's newest park. Ultimately, the project will transform the unused and unsightly area into a peaceful and revitalizing natural space, connecting with the PATH400 project as it travels north from Wieuca Road into Sandy Springs along GA400.



The PATH400 project is ahead of schedule as of May 2019, with several portions of the intended 5.2 mile multi-use path already complete — see [https://youtube/xO4\\_n1tAMxk](https://youtube/xO4_n1tAMxk). Based on planned federal funding, the portion of PATH400 from Wieuca Road to Loridans Drive is scheduled to be completed by 2022.

Loridans Park occupies a 2.5-acre portion of land adjoining PATH400 and Loridans Drive. The property is owned by the City of Atlanta Parks Department. Park Pride is an amazing group that for 30 years has engaged communities to activate the power of parks. Over the past eighteen months, Park Pride led a series of meetings to develop a vision for Loridans Park based on input from the community, completing the Park Pride visioning program in early 2019.

Thanks to community input from so many neighbors and friends, we now have a visioning plan for Loridans Park that reflects the needs of the community. Of chief importance is the protection of one of the oldest cemeteries in Buckhead. Although you wouldn't know it from the street, approximately sixty graves are located in the Lowry-Stevens Cemetery located in the northeastern corner of the future park site. Based on historical records, the first burial at the Lowry-Stevens Cemetery was reportedly James Lowry, Jr., who was shot and killed in 1852 in a dispute with his neighbor. The cemetery and the graves are a key historical feature of our community and will be marked and memorialized in the park.

What's next? The City of Atlanta won't develop the park — that job is up to our community. To that end, a "Friends of Loridans Park" group was formed under Park Pride's ground rules to establish the neighborhood's role in planning, fundraising, and execution of the development plans for the park in coordination with the Atlanta Parks Department.

There have been several group meetings to this point, with board elections the focus for the first meeting, and a grant application for funding initial improvements the main topic of the second meeting.

Your Friends of Loridans Park Board members:

Chairwoman	- Ashley Marsh
Vice-Chairwoman	- Amy Stewart
Secretary	- David Marsh
Treasurer	- Gordon Certain
Communications	- Lisa Dahl Dwyer

Park Pride awarded Friends of Loridans Park a \$2,500 grant which requires us to raise matching funds. Friends of Loridans is accepting donations through Livable Buckhead: go to [livablebuckhead.com/donate/](https://livablebuckhead.com/donate/). Please add note "For Loridans Park" when making a donation.

The community is welcome at all Friends of Loridans Park meetings. Please join us in making this new greenspace a reality. For more information, please visit our Facebook page at <https://www.facebook.com/loridanspark/>.

Thanks, and we look forward to seeing you at the next meeting! Our August meeting will be at **St. James United Methodist Church on August 20 at 5:30 pm.**

The Friends of Loridans Park Team

## Loridans Park Cleanup Day

Grab your neighbor, and join the Friends of Loridans Park, NBCA, and Livable Buckhead for a volunteer day at Loridans Park!

The event will include pruning, rooting out invasive species, cleaning up the park by collecting trash, etc. No previous experience is necessary, just a willingness to pitch in, get a little dirty and have some fun making a tangible difference in the park. Tools will be provided by Livable Buckhead and the Atlanta Community Toolbank.

Join us at **Loridans Park on Saturday, July 20, 10 am -12 pm.** Enter the park though the dirt road next to the GA400 soundwall. If you drive, park on Glengary Drive and walk to the park. Volunteers should bring their own water and wear clothes that don't leave their legs bare (in other words, avoid shorts and sandals).

Register in advance at : [volunteer.handsonatlanta.org/opportunity/aOC1H00001JwWqQUAV](https://volunteer.handsonatlanta.org/opportunity/aOC1H00001JwWqQUAV)



# Lakemoore Colony Condominiums 50th Year Celebration

By Brenda Hill  
Lakemoore's Communications Liaison

Residents of Lakemoore Colony (anchoring Lakemoore Drive, Rickenbacker Drive, and Haverhill Drive) recently turned out in honor of the condominiums turning 50 years old this year.

Rich in Atlanta history, the condominiums were originally built in the early 1950s as an apartment complex. Wiley C. Moore, a well-known Atlanta businessman and civic leader, purchased 200 acres of what is now the Lakemoore area in 1939. Moore built his home as well as two other family homes that are now 1, 2, and 3 Emma Lane. He created a series of dams and lakes along the creek. He also built the original Lakemoore clubhouse that was 50 feet by 30 feet with two floors and used for social gatherings and business meetings. Sadly, the original clubhouse structure was destroyed by fire in August 1946. It wasn't until many years later that the current clubhouse, deck, and pool were added.



According to records, Moore spent \$1.25 million building the Lakemoore Apartment Complex, consisting of 20 fireproof buildings, totaling 96 unique units. In June of 1969, Lakemoore Apartments became the first apartments in Atlanta to be converted into condominiums.

Building up to the May 18th festivities held in the Lakemoore Colony clubhouse, residents were teased with fun historical facts about the neighborhood as well as being asked to share their own stories.

Along with food, fun, and fellowship, the celebration included special guests from neighborhood organizations, including Gordon and Sue Certain of the North Buckhead Civic



NBCA's Gordon and Sue Certain with Christina Fisher, Lakemoore's Recreation & Hospitality Liaison

Association, Kevin McCauley and Linda Reed of the Blue Heron Nature Preserve, and Kip Dunlap of Livable Buckhead. Guests set up table displays that included facts — past, present, and future — that homeowners could learn about. Attendees circulated from table to table to view historical maps of the Buckhead area, browse through preserved articles, books, and artifacts, and speak to these community leaders about plans that include everything from PATH400, to expansion of walking/hiking trails behind the Lakemoore clubhouse, to membership.

The family-friendly event also included raffles and giveaways, a tech table for signing up homeowners to the Lakemoore website, resident spotlights, fun in the pool, and so much more. It was an afternoon/evening of enjoyment, reflection, and appreciation.

Special thanks go to Christina Fisher, homeowner volunteers, and our neighboring guests for making it such a fabulous and unforgettable event. 50 never looked so good!



Photo Credits: Phil Mastin and Brenda Hill

## Jump on the B-Line

By Robert Patterson  
NBCA Board Transit Liaison

Recently, I saw a kid bicycling down the bike lane on Wieuca Road, headed, I presume, to the corner stores at Roswell/Wieuca. He had a big smile on his face. I was reminded of the pure joy of a bike ride. I think this image, further populated by people on these new-fangled electric scooters and electric bikes, will become a much more common and even a defining element of our beautiful neighborhood. Let's hope so. Here's how.

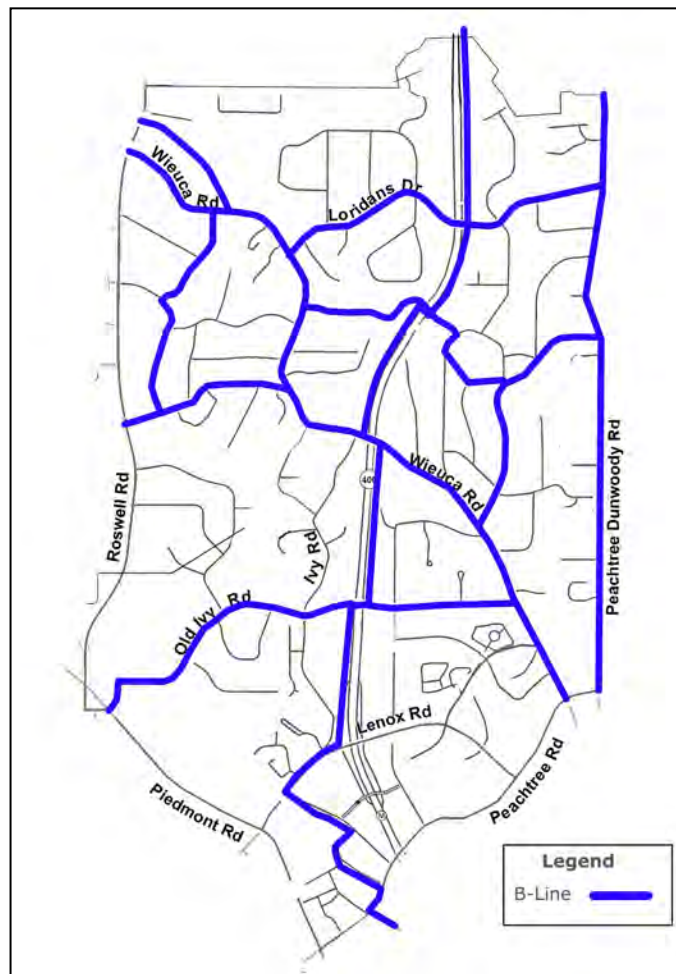
NBCA is working on a plan for the North Buckhead Bike Program, nicknamed the "B-Line." The intent is to bring to life the extensive network of bike lanes in the North Buckhead Master Plan. Doing so is important not only for the fun, recreation, and "getting there" benefits of bike (and scooter) riding but also for the benefit of traffic calming. Moreover, the B-Line will allow us to define the quality and character of our neighborhood rather than letting it be defined for us by people from elsewhere whizzing through our neighborhood in cars. So, the B-Line is not just for people who ride bikes. The B-Line is for all of us to reclaim our wonderful, livable neighborhood.

### **THE B-LINE NETWORK:**

Our bicycle network is extensive and accessible by virtually every household in North Buckhead (please see map). The network includes the following local streets: Wieuca, West Wieuca, Old Ivy, Loridans, Rickenbacker, Lakemoore, Mountain Way, North Stratford, and Peachtree Dunwoody. It also includes PATH400 (thank you, Livable Buckhead!). In the future, it will include the Blue Heron Nature Preserve's planned multi-use path from Chastain Park to PATH400. Ultimately, the entire network will be clearly painted (i.e., striped) and accompanied by extensive signage.

**Benefits of the B-Line** The B-Line will bring many benefits to all of us in North Buckhead.

- **Fun:** What's more fun than an old-fashioned bike ride? Especially if you can feel safe in the process. And electric scooters and electric bikes will entice even more people to enjoy the ride.
- **Recreation:** Bikes are great exercise. And since bike riding is fun, it's a painless way to get out and get active.
- **Getting there:** North Buckhead is close to everything — shopping, restaurants, grocery stores, offices, neighborhood greenspace, Chastain Park, the produce stand, and much more. And when we have a bike network that is safe and clean, bicycling will be a great way to get there.
- **MARTA access:** MARTA provides good transit access to North Buckhead via the Buckhead rapid-rail station and bus route #5 on Roswell Road (recently upgraded to 15-minute frequency). Since there is little to no car parking available for either, bikes can be a great way to connect to MARTA. There is already bike parking at the Buckhead station reached via PATH400. In addition, NBCA is lobbying for bike parking and bus shelters at three points where the B-Line connects with Route #5.
- **Links to the whole wide world:** Thanks to PATH400, the B-Line will eventually connect to a much wider world. PATH400 is continuing to extend south toward the Beltline, which will make Piedmont Park and all the other destinations along the Beltline a short bike ride away. PATH400 will also continue north, first to Loridans and later beyond to Sandy Springs. Both the Beltline and bike trails in Sandy Springs will connect to other trail networks, further increasing the number of destinations reachable by bike.
- **Traffic calming:** Even for people who never get on a bike, the B-Line will have





## B-Line — Continued

great benefits through traffic calming and enhancing our neighborhood’s livability and property values. How? Implementing bike lanes reduces the lane width for cars to 11 feet. This is proven to calm traffic, especially when combined with prominent bike lanes and signage. In addition, when our roads are re-striped for bike lanes, the city will add numerous crosswalks. For example, the new striping plan for Old Ivy will incorporate seven crosswalks. The restriping plan for Wieuca that will be implemented after Wieuca is repaved will include thirteen crosswalks (yes, 13 crosswalks!!!). Narrower lanes, prominent bike lanes, increased bike traffic, bike-lane signage, and numerous crosswalks are a game-changer! These improvements will calm traffic and signal that North Buckhead is a neighborhood, not a cut-through.

**Challenges:** While the B-Line promises many tremendous benefits, there are challenges. Bike lanes require striping and signage. After that, bike lanes and signage need to be maintained and kept clean. We also envision programming and communications to encourage usage. The Bike Plan will need to address how to get all of this done.

**Meeting the Challenge:** Luckily, re-striping and signage for Old Ivy and Wieuca are already in the works due to the repaving projects on those streets secured by Atlanta Councilman Howard Shook (thanks, Howard!). We will need to work with the city to secure striping and signage for the other streets designated as bike lanes in the Master Plan. In addition to work provided by the city, the plan will also require money. We hope that at least some of the funding will come from the City — remember all those taxes we pay? Additional funds will need to come from fundraising.

**Want to help?** We need people to help create the detailed plan for the B-Line. If you are interested, please send an email to [rpatterson@citylifedevelopmentpartners.com](mailto:rpatterson@citylifedevelopmentpartners.com).

**Want to learn more** about this project and the many other things NBCA works on to make our neighborhood a better place to live? Come to our Volunteer Night — see article on Page 1.

### City Problems? Call 311!

\* City of Atlanta 311 Service Center

- Call 311 or 404-546-0311.
- Or visit the 311 web site at [ATL311.com](http://ATL311.com).

## Wieuca Water Main Project

In June, the City started a project to replace a leak-prone water main along Wieuca Road. We shared their press release with those on our email list:

“One northbound lane on Wieuca Road NE will be closed in sections between GA Highway 400 and Phipps Boulevard.

“Crews will upgrade the existing 6-inch to a 12-inch water main on Wieuca Road NE, requiring a lane closure. Work is scheduled to start Monday, June 3, 2019, from 9 am - 4 pm and will continue Monday through Friday lasting approximately 28 weeks [until about mid-December]. The lane will be closed until the work is completed. Pedestrian traffic will not be affected, as sidewalks will be open.

“A police officer, flaggers and signage will be in place to guide motorists and pedestrians around the work zone. Residents and businesses will continue to have access to mail and package delivery, emergency services and trash pick-up. Motorists are urged to use caution and to avoid the area if possible.”

Once the new water main is installed, each home in the affected area along Wieuca Road will have its water service disconnected from the old water main and attached to the new main.

Before this water main project was announced, we expected Wieuca would be repaved by the end of the year. The repaving will apparently now wait for this project to be completed.

## Jackie Goodman



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# Wieuca Road/Phipps Boulevard Roundabout Is Coming

by Sue Certain  
Associate Editor

A roundabout is planned for the Wieuca Road/Phipps Boulevard intersection! Planners have taken neighborhood concerns into account and developed a workable project that will improve Buckhead traffic problems. This will be a two-lane roundabout. The metro area has roundabouts (for example, the one next to the COSTCO in Brookhaven), but all of them are one-lane constructions. This roundabout will be the first of its kind in Metro Atlanta.

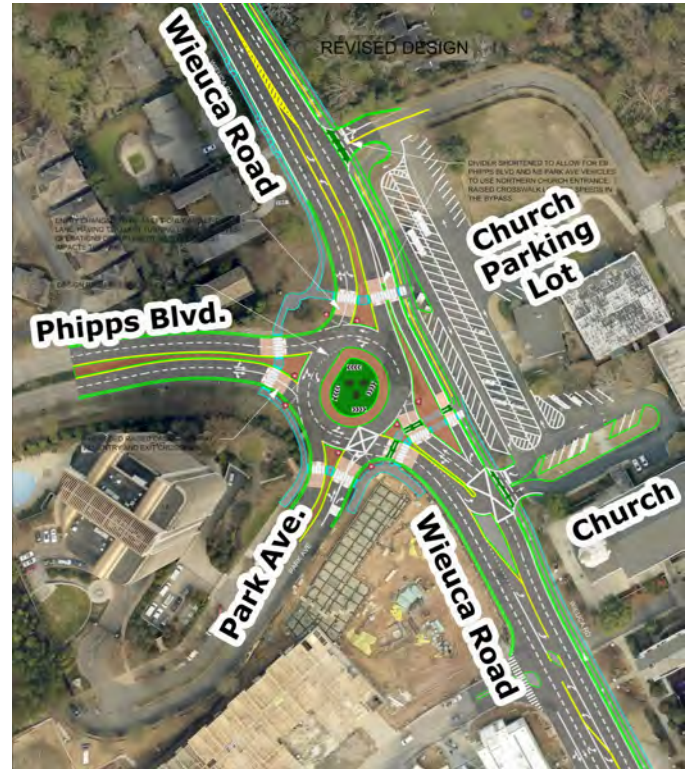
A group of about 75 neighbors met on Wednesday night, April 24, at Wieuca Road Baptist Church, to learn about the project. Sally Silver, City Councilmember Howard Shook's policy analyst, addressed the gathering. We learned that the City of Atlanta will be replacing the water main on Wieuca Road, from Phipps Boulevard to GA400. This is anticipated to take 28 weeks. Although in the past streets have been paved, then torn up to put in a sewer line, water main, or similar, this time the water main will go in first; then Wieuca Road will be repaved. Everyone was pleased to hear this.

Mark Lenters, roundabout expert from consulting firm MSA, spoke to the group. The original roundabout concept, which had been done by POND and Company, had been analyzed and altered, taking into account problems residents had with the plan. The new plan improves pedestrian safety because it adds raised sidewalks, reconfigures lanes, and moves and improves bicycle lanes.

Traffic should move along better because no one will have to stop for stoplights: traffic will only move into the roundabout whenever there is an opening. Previously, there was a situation when drivers could not easily see traffic as they prepared to enter the roundabout; in this new plan, that problem is eliminated. While there will still be congestion at times, the congestion should be mitigated because the traffic should move more smoothly with no stopping for traffic lights. Mr. Lenters showed videos of other two-lane roundabouts elsewhere in the country, with similar traffic volume, to show how they worked. An important aspect is that the traffic already inside the roundabout always has the right of way: there is a one-way, counterclockwise flow.

Around the room, there were previous roundabout designs that were less than ideal and had been rejected. Other diagrams explored solutions to certain problems. There was also a scaled illustration which allowed residents to use toy cars to simulate how the roundabout would work.

Evelyn Andrews, of the Buckhead Reporter, interviewed NBCA President Gordon Certain and



This current plan is the latest of several plan iterations. Many previous concerns have been addressed and this plan looks workable. We thank the City of Atlanta and the Buckhead Community Improvement District for addressing our concerns.

other attendees. Gordon was pleased that the new plan takes no land from North Buckhead Park, a park partially paid for by NBCA and totally maintained by NBCA since 2002. "I'm feeling better. I feel like a number of concerns have been addressed. Communication has been much better. They're listening; they're changing." Not everyone was delighted with the new roundabout plan, but community acceptance seemed much greater after the meeting.

One concern was that people would not initially know how to use the two-lane roundabout. Sally Silver told us that they will hold education classes to familiarize neighbors with the roundabout. Construction costs are estimated at \$3.5 million and will be funded by Renew Atlanta, the City of Atlanta TSPLOST, and Buckhead CID. (This figure excludes landscaping, land purchase, and utilities.)

So folks, it looks like we are getting a roundabout. Construction is tentatively scheduled to begin in 2021.

*Our thanks to Evelyn Andrews of the Reporter Newspapers for her article, "Buckhead's Wieuca-Phipps roundabout returns with new design," which provided significant information used in our reporting.*



# Blue Heron Nature Preserve—Let There Be Light!

By Miranda Swaim  
 Blue Heron Nature Preserve Communications

In May, Blue Heron Nature Preserve dedicated their 100% solar powered research facility that resides on their Land O Lakes property (at 3931 Land O Lakes Drive). The Field Research Center (FRC) is completely off-the-grid and will serve as a center for conservation research and education.

The FRC is being used as a center by Blue Heron and their partner organizations, The Amphibian Foundation and the Atlanta Audubon Society, to conduct research and wildlife surveys to better understand the challenges wildlife faces in an urban environment. In addition, the Amphibian Foundation is restoring populations of Frosted Flatwood Salamanders, a critically endangered species. The Atlanta Audubon Society tracks the number of birds and species present, and the impact native plant restoration conducted there has had on their success.

Blue Heron Summer Day Camps are in full swing, and the oldest group of children, Trailblazers (ages 8-12) enjoy the Land O Lakes property. They play together in the woods and meadow, learn about animals and FRC, splash in the creek, and more. Summer Day Camp is available weekly, Monday — Friday, until August 10. Sign your child up today at [bhnp.org/summer-camps](http://bhnp.org/summer-camps).



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# Buckhead Council of Neighborhoods—Making a Difference

*(Continued from page 1)*

current Tree Ordinance. Our BCN Tree Canopy Chair and members have been assisting numerous homeowners and neighborhood associations requesting assistance in appealing tree removal decisions. They have also been active in attending work sessions and lobbying for provisions to be included in the rewrite of the Tree Ordinance.

The **BCN Housing Area Chair** has already completed an inventory of multi-family residences in Buckhead and has documented over 64,000 such housing units, far more than had been identified previously! Previously, there had been concerns that there was not enough affordable housing in Buckhead for office workers and other lower-paid workers who work in the area and that a campaign was needed to build more. The Housing Chair will be preparing an analysis of Employer-Assisted Workforce Housing to be funded by a public-private partnership consisting of landlords, Buckhead employers, and public entities. With these three components pursued simultaneously, we believe that we can greatly improve the quality of life for all Buckhead residents.

The **BCN Traffic Area Chair** will poll each Buckhead neighborhood to see if they would like to participate in a traffic assessment with recommendations for traffic calming and/or mitigation.



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## BCN 2019 Officers

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STREETS	Debra Wathen
TRAFFIC	Robert Sarkissian
TRANSIT	Robert Patterson
TREE CANOPY	deLille Anthony
WATER	Kim Shorter

**Transit – Traffic – Housing:** Each of these BCN Interest Area Chairs is creating Task Forces this summer to address the suffocating effect of traffic on our neighborhoods. The initiative "Let Buckhead Breathe" will present proposals for new transit into Buckhead via either I-75's HOV lane or a subway connecting into the Lindbergh MARTA station. BCN members have met with officials of the following entities to discuss this:

- ATL (Atlanta Transit Link)
- MARTA
- Georgia Regional Transportation Authority
- CobbLinc
- Buckhead CID
- Livable Buckhead
- Buckhead Coalition
- Atlanta Regional Commission
- City of Atlanta

**Zoning and Water and Streets:** These BCN Interest Area Chairs have been assisting numerous neighborhoods in dealing with individual re-zonings and subdivisions as well as reporting street repairs and repaving requests. As an organization, we are fortunate to have Chairs who have expertise and experience in the interest area they represent.

Please join us in our important work. Contact BCN Vice Chair Debra Wathen at 404-444-2105 or [6wathens@bellsouth.net](mailto:6wathens@bellsouth.net) to volunteer.



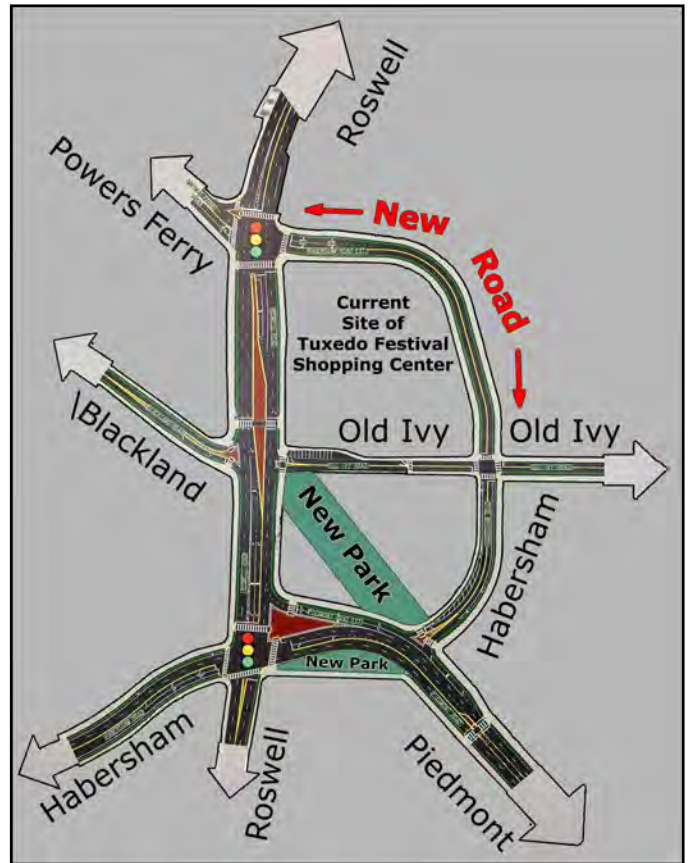
# Piedmont-Roswell-Habersham Intersection Study

The area where Piedmont, Roswell, Habersham, Powers Ferry, Blackland, and Old Ivy Roads come together using five intersections could easily fit inside a 1/4-mile wide circle with space left over. That small package is loaded with traffic nightmares. Traffic backs up for miles and moves glacially, at least twice a day.

Why? These intersections predate the concept of municipal planning and people love to drive cars. Making everything far worse is the explosion of Buckhead as a major job center with most workers coming from afar by car (one car, one occupant). Add our growth as Atlanta's major shopping hub, add our surging population, and the result is countless wasted hours.

For years, the search for a fix has involved a patch here, a light there, off-duty cops all over the place and, yet, it gets worse and worse. It's time to think outside the box, color outside the lines, or both.

It was in that context that a second community meeting, convened by the Buckhead CID, met on May 21. A third meeting of various interest groups will be held before the conclusion of a study which will be presented at the final community meeting. The hope is to secure a consensus on what to do by the study's conclusion in September. The goal is a design concept for the roadway and related improvements needed for the area's various kinds of uses (vehicle, pedestrian and transit).



This map was adapted by NBCA from a photo of the most favored of several intersection plans presented at May's public meeting. While it resembles a roundabout, all roads are two-way.

Proposals like this one impact many businesses, bring traffic close to homes, and involve land use ordinance issues. They may be a hard sell. On the other hand, these intersections are now hard to navigate. Stay tuned and get involved.

The meeting was conducted by Kimley Horn Consultants. In addition to the sponsors, attendees included elected officials, commercial property representatives, and neighborhood representatives. The meeting started with an open-house format to gather feedback about three somewhat radical plans (see illustration, above) and concluded with a narrative explanation of the features and merits of the various plans. A question and answer session followed.

Attendees were provided with questionnaires to help them rank the various intersection plans the meeting featured.

Be alert to the announcement of the final meetings in September. For more information about this study, see [www.buckheadcid.com/projects/piedmont-roswell-habersham/](http://www.buckheadcid.com/projects/piedmont-roswell-habersham/).

**Want to learn more** about how NBCA deals with challenges like this one and the many other things NBCA works on to make our neighborhood a better place to live? Come to our Volunteer Night — see article on Page 1.

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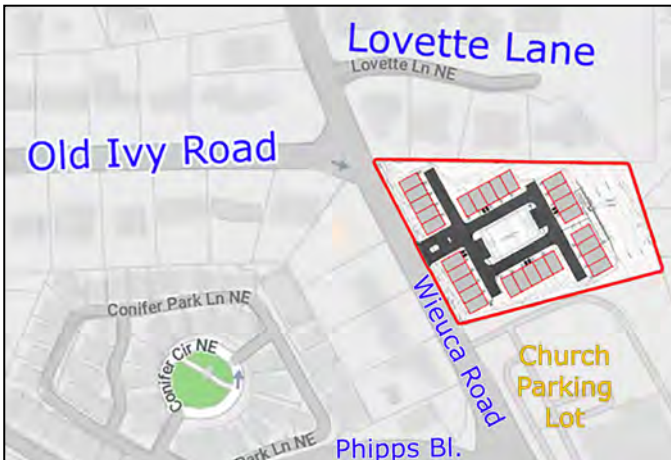
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## Land Use And Zoning

By Walda Lavroff

Chair, NBCA Land Use and Zoning Committee  
The NBCA Land Use/Zoning Committee has again received few applications.

In April, we received **Z-19-038**, which sought to rezone three pieces of property on **Wieuca Road** (near the intersection with Phipps Blvd) to build 28 townhomes.



Given the site's current development planning category, we saw this application as involving over three times the density permitted in this single-family home area.

When we informed the applicants of our committee's almost certain recommendation for denial of this application, they asked for a "deferral". Their application was to be reheard by our committee at our May meeting, but a few hours before the scheduled meeting time the applicants abruptly cancelled their plan to attend. We have not heard from them since.

We also received application **V-19-118: 500 Cobblestone Drive**. The applicant wants to install an in-ground swimming pool adjacent to a public street. They sought a special exception from the zoning regulations restricting active recreation areas in a yard adjacent to the street.

Unfortunately, neither the applicant nor the pool contractor attended our June committee meeting. So, our committee could not support the application. An expeditor for the applicants did attend and asked if they could proceed directly to the NPU-B Zoning Committee. We responded that NBCA would approve the application only if three conditions were met:

- Pool contractor or applicant homeowner attends the NPU-B Zoning Committee meeting.
- The applicant provides a letter of support from owners of the adjacent home from which the applicant's pool would be visible.
- NPU-B supports the application.

This issue was unresolved as we went to press.

## 28 Homes on Three Lots?

The article on the left about our land use and zoning committee's lack of support for an applicant's plan for 28 townhomes provides interesting insights into the City's layers of land use policies and procedures. The objective of zoning and land use planning is to set a legally enforceable development framework to protect existing residents' investments in their homes.

The applicant in this case sought a zoning change from the R-3 category (single-family home sites, each being 18,000 square feet or more and meeting other requirements) to a more relaxed PD-H (planned development - housing) category. PD-H is often used where there are environmental challenges (such as lakes or creeks) that keep normal lot shapes from working out well. In this case, there was a rather steep slope down to a creek along the back side of the existing parcels.

However, in addition to zoning, which is determined parcel by parcel, larger groups of lots are controlled by *land use* categories, which in this case was Low Density Residential.

The applicant hadn't applied for a land use category change. If they had applied, it would have been quite likely to fail since the zoning of all lots contiguous to their site are R-3.

Even though the zoning applied for was more relaxed, the governing land use still required new homes to be separate buildings, not a cluster of front doors into larger buildings, as the applicant proposed. Further, the housing unit yield would have been just a fraction of the 28 homes the applicant wanted.

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# NBCA 2018 Financials

By Richard Newton  
NBCA Treasurer

## Income

Membership Dues & Other	\$27,726.99
Newsletter Advertising	<u>\$2,992.50</u>
<b>Total Income</b>	<b>\$30,719.49</b>

## Expenses

Events	\$5,964.51
Contributions*	\$4,200.00
Insurance	\$2,830.00
Membership	\$1,778.66
General Expenses	\$3,526.44
Newsletter	\$13,626.70
Park Maintenance	\$3,520.00
Security	<u>\$1,580.86</u>
<b>Total Expenses</b>	<b><u>\$37,027.17</u></b>

**Surplus (deficit) (\$6,307.68)**

## Balance Sheet

Beginning Cash	\$37,754.55
Ending Cash	<u>\$31,814.33</u>
Change in Cash	(\$6,307.68)
Emergency Reserve	\$15,000.00
Cash available for operations	\$16,814.33

\* Blue Heron Nature Preserve and others serving NBCA and North Buckhead residents.

# What, When, Wieuca?

There's a lot in this Newsletter issue about improvements on Wieuca Road. What exactly, and what's the timeline?

In 2019, and going on now, the old, leaky, breakable water main is being replaced with a new water main that is bigger (twelve inches in diameter rather than six). We anticipate that, in 2020, Wieuca Road and West Wieuca Road will finally be repaved. Around 2021, the often discussed roundabout will come to the Phipps/Wieuca intersection.

This is what we are aware of now but plans and timetables, as we know, can change. Living through all this is like living in a house while it is being remodeled. We know the outcome will be for the better, as aging infrastructure is replaced, a road prone to potholes is repaved, and traffic problems are addressed. But it is a challenge for all of us to go through the process.

# Carolyn Brown

We were saddened to learn that Carolyn Gann Brown passed away in February.

Carolyn was born in Chattanooga, Tennessee and lived in the Cayman Islands for many years. Ultimately, she moved to Atlanta and became a resident of The Ivys condominiums. She was on the condominium association's board for about twenty years.

Carolyn served as a board member of the North Buckhead Civic Association from 2013 to 2017. She was an effective member of NBCA's Membership Committee and continued helping with membership mailings even after she left the board.

Carolyn was the mother of the late Tishann Brown, who preceded her mother in serving on the NBCA Board. Both are survived by Tishann's daughter Lauren.

# Follow Us on Facebook!

by Sue Certain  
Associate Editor

The North Buckhead Civic Association has an informative, entertaining, and timely Facebook presence. Just type in "North Buckhead Civic Association" at the top of your Facebook page and you will find us. There is news of events we host and co-host, like the upcoming Lolidans Park "Day in the Dirt". There is news about crime, stolen dogs, and being careful of one's surroundings. We tell of local Atlanta-Fulton County library closings and openings, as our local libraries are being renovated as part of the library bond process. We tell about street closings for water main installation and local races. We tell about concerts, lectures regarding local history, and more, with photographs.

Jackie Goodman and I work to keep you entertained and informed about lots of things going on in and around the neighborhood. For example, want to know what streets have been repaved, will be repaved, and why? Turn to social media (that is the NBCA Facebook page) to find out. And since it is Facebook, your comments are welcome.

We have 796 "likes"! That's a lot but we want to make it 800. If you "like" us on Facebook, you can help us get there. It's so close!

If you have a great photo you'd like to share with your neighbors on Facebook (not advertising for a private business) showing people, flowers, animals, landscape/cityscape, or similar, in or around our neighborhood, send it to me at [scertain@comcast.net](mailto:scertain@comcast.net), and maybe we can post it on Facebook. We'll give you credit if we do so. We do what we do for you, our neighbors, and we appreciate your participation on Facebook.

# NBCA Annual Meeting: Another Big Success

On March 19, 2019, we once again had an excellent annual meeting. These meetings are an unequaled opportunity to listen to our local elected officials, civic leaders and park experts. We had about 100 attendees but could have accommodated many more.



Mary Norwood spoke about BCN's initiatives.

Please consider joining us at our meeting next year. You'll find it well worth your time. Not only can you listen, if you have questions, you'll get direct answers. And you can share your opinion, as well.

*Speaking this year were:*

**Mary Norwood** — Chair, Buckhead Council of Neighborhoods

**Dwight Robinson** — Fulton County Chief Appraiser

**Felicia Moore** — President, Atlanta City Council

**Lee Morris** — Fulton County Commission Vice Chair

**Betsy Holland** — Georgia House of Representatives District 54

**Andrew White** — Park Pride Director of Park Visioning: Andrew spoke about our neighborhood's new Loridans Park.

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# Events at Little Nancy Creek Park

Great things continue to happen at Little Nancy Creek Park! Three separate organizations recently volunteered at LNCP. We wanted to extend a big thank you to GXG, Cox Enterprises, and Camp Wieuca.



Cox Enterprises volunteers donate time to our park.

Additionally, we held our annual Easter Egg Hunt (April 20) and Spring Concert (May 17), with wonderful community turnout. The LNCP Board continues to explore how to enhance the park and offer fun events for all.

Please keep in mind that these events and activities at the park are only possible due to community volunteers, donations and sponsorships. Please consider donating to LNCP by going to [www.littlenancycreekpark.org/portal/donations.html](http://www.littlenancycreekpark.org/portal/donations.html).



LNCP Spring Concert featuring Carter Rude & Friends



LNCP Easter Egg Hunt

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<p><b>Buckhead Vacuums Distinctive Appliances</b>          2000 Cheshire Bridge Road at Faulkner Road          404.876.8655  <i>Visit our appliance showroom</i></p>	<p><b>North Buckhead Vacuum</b>          We have merged the North Buckhead Vacuum showroom with the Buckhead-Midtown Vacuum showroom</p>
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## Know What's Going On

This newsletter is published only three times a year, but neighborhood news happens more often, sometimes so fast we can't cover it here.

So we also communicate via emails we call **North Buckhead Updates**. You don't have to read our emails to find out what they are about. Each email's subject line lists the contents so recipients can skip emails about topics they don't care about.

NBCA has 2,200+ addresses on its email list. Our typical 50% "open rate" means that NBCA emails are read. Join our list at [www.nbca.org](http://www.nbca.org) or email us at [NorthBuckhead@yahoo.com](mailto:NorthBuckhead@yahoo.com).

While membership is important and appreciated, NBCA membership is not required to be on our email list. It's free for everyone.

We don't sell or share our email list. If you want to be removed from our list, use the option at the bottom of each email.

If you lose a pet or find one, send an email to [NorthBuckhead@yahoo.com](mailto:NorthBuckhead@yahoo.com) with a description of the pet, your contact information, and a photo of the pet, if you have one.

## NBCA Officers, Board, Staff

### NBCA Officers

<b>President</b> Gordon Certain	<b>Vice Pres.</b> Robert Sarkissian
<b>Secretary</b> Lisa Aman	<b>Treasurer</b> Richard Newton

### NBCA Board

Lisa Aman	<a href="mailto:lisa-aman@comcast.net">lisa-aman@comcast.net</a>	404-229-4686
Gordon Certain	<a href="mailto:NorthBuckhead@yahoo.com">NorthBuckhead@yahoo.com</a>	404-231-1192
Rita Christopher	<a href="mailto:ritachristopher@bellsouth.net">ritachristopher@bellsouth.net</a>	404-237-5878
Dieter Franz	<a href="mailto:cdf Franz@comcast.net">cdf Franz@comcast.net</a>	404-261-8697
Jackie Goodman	<a href="mailto:jackiegoodrealtor@gmail.com">jackiegoodrealtor@gmail.com</a>	404-966-9220
Waldtraut Lavroff	<a href="mailto:waldalavroff@gmail.com">waldalavroff@gmail.com</a>	678-686-4575
Richard Newton	<a href="mailto:newton@aol.com">newton@aol.com</a>	404-309-3116
Robert Patterson	<a href="mailto:rpatterson@citylifedevelopmentpartners.com">rpatterson@citylifedevelopmentpartners.com</a>	404-231-5352
Peter Rogers	<a href="mailto:petali@comcast.net">petali@comcast.net</a>	404-239-9004
Robert Sarkissian	<a href="mailto:oversark@bellsouth.net">oversark@bellsouth.net</a>	404-504-9444
Bob Young	<a href="mailto:youngbh@comcast.net">youngbh@comcast.net</a>	404-255-1315

### Beautification

Liaison Lauren Panetta

### NPU-B Representative

Liaison Robert Patterson

### Code Enforcement

Liaison Richard Newton

### Pedestrian (Sidewalk)

Liaison Peter Rogers

### Crime Reporting

Liaison Peter Rogers

### Social/Special Events

Liaison Rita Christopher

### Land Use and Zoning

Chair Walda Lavroff

### Traffic

Liaison Robert Sarkissian

### Membership

Chair Gordon Certain  
Lisa Aman  
Dan Berschinski

### Transit

Liaison Robert Patterson

### New Neighbor Greeting

Liaison Rita Christopher

### Volunteer Coordinator

Liaison Open

### Newsletter

Editor Gordon Certain  
Assoc. Ed. Sue Certain  
Proofing Jackie Goodman

### Online Services

NBCA Emails Gordon Certain  
NBCA Website Rebecca King  
Facebook Sue Certain  
Jackie Goodman

NBCA is a 501(c)(4) Georgia Non-profit Corporation.

## NBCA Board Transitions

**Lauren Panetta** served on NBCA's board from 2017 to 2018. Her contributions were on the Beautification Committee and on our website redevelopment project. She continues to serve on our Beautification Committee and has worked to improve the appearance and maintenance of North Buckhead Park, the small greenspace at the intersection of Wieuca Road and Phipps Boulevard.

**Rebecca King** served on NBCA's board from 2017 to 2019. Her contributions were as NBCA's Secretary, as North Buckhead's representative to NPU-B and on our website redevelopment project. While she has left our board, she will continue to work on our website redevelopment project. **Robert Patterson** is North Buckhead's new representative to NPU-B.

**Lisa Aman** was elected to NBCA's board at our Annual Meeting in March. She had served as an interim board member since 2018, having been approved to that position by the Board. She is now NBCA's Secretary.

**Dieter Franz** has served as NBCA's Treasurer for eleven years since being elected to that position in 2008. While staying on NBCA's board, he has retired from the office of Treasurer. **Richard Newton** was elected by the board to be NBCA's new Treasurer in April.

## Meridian Buckhead

### - NBCA's Newest Business Member -

Meridian Buckhead is a luxury 19-story high-rise condominium with 232 units located at the intersection of GA 400 and Lenox Road. Building entry, elevators and underground garage are controlled by key-fob or concierge access. They offer 24-hour onsite concierge staff, roof top pool with views of Buckhead, full-scale fitness center with cardio room, theater room, billiards room, private events room, grilling areas with seating areas, two guest suites and so much more. The building has one, two and three-bedroom units and assigned covered parking.

[www.meridianbuckhead.com](http://www.meridianbuckhead.com) 404-261-1122

## North Buckhead Parks

If you are interested in parks, we have lots of information on North Buckhead area parks on our web site. Go to [www.nbca.org/Parks/](http://www.nbca.org/Parks/).

If you have suggestions or would like to volunteer to help keep our neighborhood beautiful, go to [NorthBuckhead@yahoo.com](mailto:NorthBuckhead@yahoo.com).



# Area Businesses Support NBCA

These businesses support your neighborhood association with their NBCA business memberships. Please support them.

- 10 Terminus Place Condominium Association**
- Atlanta Audubon Society** [www.atlantaaudubon.org](http://www.atlantaaudubon.org)
- Blue Heron Nature Preserve** [www.bhnp.org](http://www.bhnp.org)
- Brookhaven Oaks Homeowners Association**
- Buckhead Coalition** 3340 Peachtree Road#560
- Buckhead-Midtown Vacuum** 2000 Cheshire Bridge Rd
- Buckhead Tire & Auto Repair** 3830 Roswell Road
- Cruise Planners** [www.HollyStroudVacations.com](http://www.HollyStroudVacations.com)
- Diazo Specialty Printing** 6332 Roswell Road 30328
- DWH Interiors** [DWHInteriors.com](http://DWHInteriors.com)
- Shirley Irek Piano Studio** 678-362-4093

- Jones & Kolb, CPAs** 404-262-7920
- Kazoo Toys** 3718 Roswell Road
- Live Thrive (CHaRM)** [www.livethrive.org](http://www.livethrive.org)
- Meridian Buckhead** [www.meridianbuckhead.com](http://www.meridianbuckhead.com)
- Paramount at Buckhead** 3445 Stratford Rd
- Park Avenue Condo Association** 750 Park Ave
- Piccadilly Puppets** 404-636-0022
- Remarcable Real Estate Services** 404-233-MARC
- Scotland Wright Associates** [www.scotlandwright.com](http://www.scotlandwright.com)
- St. James United Methodist Church** [www.stjamesatlanta.org](http://www.stjamesatlanta.org)
- Wieuca Road Baptist Church** [www.wieuca.org](http://www.wieuca.org)

Can you think of another way to get visibility for your area business for so little money? Businesses, join NBCA and get listed here. Send \$100 (non-profits, \$50) with the coupon below or join online.

## NORTH BUCKHEAD CIVIC ASSOCIATION MEMBERSHIP

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Pay Online at [www.nbca.org/dues.htm](http://www.nbca.org/dues.htm)  
Or Mail to: NBCA, PO Box 420391, Atlanta, GA 30342



**Name(s)** \_\_\_\_\_ Please print carefully      **Date** \_\_\_\_\_

**Address** \_\_\_\_\_      **Year** you came to North Buckhead \_\_\_\_\_

**Email #1** \_\_\_\_\_      **Email #2** \_\_\_\_\_  
Please print very carefully so you will received NBCA's Email Updates.

**Phone (Home)** \_\_\_\_\_      **Cell #1** \_\_\_\_\_      **Cell #2** \_\_\_\_\_

### Able to Help North Buckhead?

- |   |   |
|---|---|
| <input type="checkbox"/> Code Enforcement (Eyesore Resolution)  | <input type="checkbox"/> Security                         |
| <input type="checkbox"/> Landscaping / Streetscape  | <input type="checkbox"/> Sidewalks / Crosswalks           |
| <input type="checkbox"/> Legal/Professional Services (for NBCA)   | <input type="checkbox"/> Social Events (Fall Fling, etc.) |
| <input type="checkbox"/> Membership <input type="checkbox"/> Houses <input type="checkbox"/> Condos <input type="checkbox"/> Business | <input type="checkbox"/> Stuff Envelopes                  |
| <input type="checkbox"/> Neighborhood Cleanup Projects  | <input type="checkbox"/> Traffic                          |
| <input type="checkbox"/> Neighborhood History and Art   | <input type="checkbox"/> Web site / Facebook              |
| <input type="checkbox"/> New Neighbor Greeting  | <input type="checkbox"/> Zoning/Land Use                  |
| <input type="checkbox"/> <b>One-time, quick volunteer jobs</b>  | <input type="checkbox"/> Other _____                      |
| <input type="checkbox"/> Parks / Playgrounds  |   |

### Pay By Mail

**Dues: \$50 year—Business \$100**

One year     **Two years \$90**/ Bus \$200    \$ \_\_\_\_\_

**Optional donations:**

Park Landscaping      \$ \_\_\_\_\_

Legal Fund      \$ \_\_\_\_\_

Greenspace      \$ \_\_\_\_\_

General Fund      \$ \_\_\_\_\_

**Total Check Amount**      \$ \_\_\_\_\_

**Make check payable to NBCA**

Comments, skills, interests, questions:

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