

Summer 2007 Newsletter

MASSIVE RE-DEVELOPMENT PROJECTS CONSIDERED FOR EXECUTIVE PARK AREA

After months of rumors and legitimate neighborhood concerns about potential over-development, worsening traffic and other issues, it appears that major re-development projects are slated for the intersection of North Druid Hills Road and Briarcliff Road. The precedents set and the projects themselves will have far-reaching impact on our neighborhood and future re-development in our area.

The Sembler Company (a commercial property developer) is negotiating with the DeKalb County Housing Authority to purchase "The Park" Apartments (formerly "Willow Lake" Apartments), located on Briarcliff Road just south of its intersection with North Druid Hills Road.

Sembler is also negotiating with the DeKalb County School Board to purchase Kittredge Magnet School (formerly Kittredge Elementary, and including a county community pool), the Jim Cherry Center (formerly Briarcliff High School) and the football stadium, all located on North Druid Hills Road. Over 100 acres are involved. Sembler wishes to develop towers combining office, residential and retail. The Jim Cherry Center (which provides high school classes for students who work part-time) is being moved to Stone Mountain; plans for relocating the Magnet School are unclear.

Additional high density and traffic-increasing projects have been proposed by other developers for the site of the former Lutheran Church located on the northwest side of the same intersection. Greenspace and a secluded Audubon Preserve that abut this area are also slated for greater access and possible development. Executive Park will likely continue re-developing at higher densities.

Residents and area neighborhood associations are very concerned about these matters

because of the massive increase of traffic and the loss of quality of life in the immediate neighborhoods. Our County Commissioners Kathie Gannon and Jeff Rader met with various area groups and proposed a \$305,000.00-plus consulting contract be given to a New York City urban planning company. Since DeKalb County has no money to pay for this review of the area and development alternatives, our Commissioners solicited support from individual taxpayers. However, the development companies have paid the vast majority of the involved costs.

Our Commissioners hope this process of community input will create a format to use in evaluating future development projects in DeKalb County.

By the summer's end, the consultant will present a plan addressing all these issues; said plan will likely be used as part of the process when re-zonings are sought for these developments. Go to www.briarcliffnorthdruidhills.org website for more information on meeting times/dates and past presentations.

Laura Bulbin, NBCA Board



NBCA BOARD MEETINGS:
1st Wednesdays Meetings open to all members. Contact the president to verify date and location.

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Off Board:
Linda Dahlke, **Membership List**
Billie Sherrod, **Shallowford Interchange Board**

OPEN DEKALB APPEAL

Dear Neighbor: I am writing to ask for your help. DeKalb-Peachtree Airport (PDK) is the second busiest airport in Georgia after Hartsfield-Jackson, and it occupies an area in north DeKalb County larger than New York's LaGuardia Airport. We are very concerned about the direct environmental, health, and financial impacts that the continuing illegal expansion of oversized jet traffic at PDK is having on more than 100,000 residents in nearby areas of DeKalb and Fulton counties.

We know about these violations because Open DeKalb Inc. recently won a major Open Records Law Suit against DeKalb County and PDK Airport. Because of the lawsuit, the County released flight records documenting that more than 200 oversized jet take-offs or landings per month are now occurring at PDK Airport. These oversized jet operations violate the contractual agreement DeKalb County made with the FAA to abide by a 66,000 lb. weight/size limit on aircraft using PDK. For related documents, see www.opendekalbinc.org.

Open DeKalb Inc. and other concerned citizens have repeatedly called these violations to the attention of DeKalb County and the FAA, but officials have refused to comply with the weight limit. In fact, some government officials are now even saying that the weight limit doesn't exist!

Oversized jets flying at low altitudes over our homes, schools, and businesses produce many noise, safety, and environmental hazards. As just one example, jets produce more than 14 toxic emissions, some carcinogenic, that remain unregulated by the

Federal government. For details, see the NESCAUM Report at www.pdkwatch.org. Such an environmental burden over densely settled residential areas is, simply put, unacceptable.

Further legal action is necessary now to require mandatory enforcement of the County's contractual weight limit at PDK Airport. Otherwise, the number of such flights will greatly increase, threatening our homes, neighborhoods and overall quality of life.

We need your help NOW. This is a crucial stage in our David vs. Goliath battle. We won before against great odds and we must do so again. Your tax-deductible donation to Open DeKalb, Inc. is essential to be able to undertake the further legal action necessary to secure court-ordered mandatory enforcement of the PDK weight/size limit to protect our homes, neighborhoods, and communities.

If you would like additional information about Open DeKalb and the weight limit issue, please call me at 404-728-8908, or Larry Foster at 678-637-9227, or e-mail us at questions@opendekalbinc.org.

Contributions to Open DeKalb Inc. are tax-deductible and can be made by U. S. mail to Open DeKalb Inc., P. O. Box 190895, Atlanta, GA 31119, or online at www.opendekalbinc.org.

Thank you for your support of this vital effort to protect our neighborhoods from the threats caused by illegal oversized jet traffic. We can't do it without you!

*Sincerely, Julian (Fred) Fuerst, M.D.,
President, Open DeKalb Inc.*

KEEP IT BEAUTIFUL!

NBCA is having a regularly scheduled work party at the NBCA corner of the I-85 Interchange every 3rd Saturday of the month. The dates for the next three months are Saturday July 21, Saturday August 18 and Saturday September 15. Please put these dates on your calendar! We begin work at 8:30 a.m. and work for two - three hours. The I-85 Interchange has improved our neighborhood and shows that we are a community that cares. Let's keep it that way. Please come give a couple of hours of your time in helping to beautify our neighborhood. If you have any questions, please contact Billie Sherrod at 404-633-9773 or billie_sherrod@bellsouth.net.

DEKALB COUNTY "ROAD SHOW"

DeKalb County's "Road Show"-an opportunity to meet and speak with DeKalb County department heads will be coming to Northlake Mall on Saturday, August 11 from 12:00 to 4:00 p.m. All 52 county department heads will be present to answer your questions and discuss your concerns. There will be a fire truck and "fire house" set up outside to demonstrate how best to escape a house when fire breaks out. Pets will be available for adoption for only a neutering fee. Mark Your Calendar!



DEKALB COUNTY COMPREHENSIVE PLAN 2005-2025 ADOPTED IN MAY, 2007

In our area, Shallowford Road and I-85 is a Neighborhood Center. I-285 and Chamblee Tucker Road is a Town Center. And Northlake-LCI is a Regional Center. This according to DeKalb County under the newly approved comprehensive plan. This 20-year comprehensive plan is the official policy document of the county concerning designated land uses.

In accordance with the new guidelines provided by the Georgia Department of Community Affairs, the designated land uses within this plan are divided into 14 land use categories called "DeKalb Country Character Areas" which are:

- | | |
|-----------------------------|--------------------------------|
| a) Rural Residential | h) Light Industrial |
| b) Suburban | i) Institutional |
| c) Traditional Neighborhood | j) Office Park |
| d) Neighborhood Center | k) Conservation and Open Space |
| e) Town Center | l) Commercial Redevelopment |
| f) Regional Center | m) Scenic Corridor |
| g) Industrial | n) Highway Corridors |

The term "Character Area" is used to define the visual and functional differences of communities, corridors and natural areas. Planning focuses on the way an area looks and how it functions. The developmental strategies can be applied to each character area individually.

The comprehensive plan provides a blueprint consisting of maps, policies and strategies for how a community is to grow in the future. The Future Development Map identifies "activity centers" or "node development" at designated locations where more intense development will be focused. The activity centers include neighborhood, town and regional centers. The nodes of development focus on institutional areas, colleges and universities, sports facilities, entertainment areas, large employment centers and recreational areas.

Statistics indicate a large population growth is anticipated for DeKalb County. The planning director, Patrick Ejike, has made it clear that the comprehensive plan is "how you get density" and this is plainly reflected in the new land use provisions. Will this concept map of future development patterns achieved the desired goal?

Many concerned citizens have raised objections to the revised residential land use designations as being less favorable to protecting and preserving our existing residential neighborhoods than were previous provisions. What is your vision for the future of DeKalb as these predicted changes take place? We must be vigilant or we may lose the quality of life that we presently enjoy living here in our great "North Briarcliff" neighborhood.

Betty Phillips

NEIGHBORHOOD 'BRANDING' EFFORT APPROVED BY THE BOARD OF COMMISSIONERS

The DeKalb Board of Commissioners approved NBCA's 'Street Sign-Toppers Initiative' at their June 12th meeting! We are thrilled that this long-anticipated (and somewhat grueling bidding and approval hoop-jumping project) is now on its way to fruition! This 'Branding' effort, emulating several other neighborhoods like Dunwoody and Virginia-Highlands, will be accomplished by late Summer when you'll see beautiful navy and white NBCA Hummingbirds and Logos installed and adorning all the street signs along Briarcliff and Shallowford within our Association's boundaries.

From the Publix to the churches.....from the Echoes of Echo lake.....to the hallowed halls of Cravey, All

will know when driving through our neighborhood that they are in the best area of town-NORTH BRIARCLIFF! Soon realtors and contractors, visitors and county officials will also start identifying us properly (rather than using the boring 'unincorporated Dekalb somewhere between Emory and Doraville') standard answer when asked what neighborhood we are. We ask that you, too, help bring this effort full circle by telling whomever asks where you live....say proudly.... We LOVE living in North Briarcliff! You'll be glad you did!

Talk about value-added!! Boy...you 'gotta love those hummingbirds!

Michael Gross and Deb Rupp, "Sign Toppers" Co-Chairs

WE LOVE A PARADE!!!

The Annual FOURTH OF JULY PARADE, sponsored by the Briarmoor Manor Recreation Club will be the greatest ever!

Participate and Enjoy or Watch and Enjoy. Participants gather for a kickoff party at 10:30 a.m. on the 4th at the Hawthorne School. The parade begins at 11:00 sharp.

See Fire truck No. 22 and cheer our local Firefighters! Cheer the award winning Lakeside High Drum Line!

Kids: decorate your bike, scooter, Power Wheels or your stroller and be in the Parade!! (Come to the school at 10:30).

Face Painting. Pets Welcome.

Watchers: the parade leaves the Hawthorne School at 11:00 from the entrance. Goes up Caladium Drive to Briarmoor Pool. Bring your chairs. Wear a funny hat. Cheer 'til you're hoarse. Gather at the pool for lemonade and treats for all.

WALK OF HEROEs

The DeKalb Community Service Board Foundation presents the first annual Walk of HEROes, benefiting mental health, developmental disabilities and addiction services in DeKalb County, to be held on Saturday, July 21. We invite you to celebrate all of the HEROes who touch the DeKalb CSB and encourage you to join us in forming Walk Teams. The format of the Walk of HEROes is based on building teams of a minimum of ten people each. Our goal is to create 50 teams!

Gather at Downtown Decatur Square, 101 E. Court Square.

Schedule of Events: Registration: 7:30-8:30 a.m. Walk Start: 8:30 a.m. Health Expo: 10:30 - Noon Distance: 5K.

To form a Walk Team or Register as an Individual Walker, call (404) 508-7875 or visit our web site at www.dekcsb.org.

LEADERSHIP

Come October, NBCA will hold its 2007 annual meeting, likely with interesting speaker. And it will elect NBCA's 2007-08 board. Now is the time to start thinking about what we think needs to get done for the neighborhood and who can provide the leadership to make that happen. Is it you or maybe your neighbor? There are always board openings as some of the existing board members take a respite. Betty Phillips has expressed a desire to give up one of her two board roles," that of Treasurer. Any accountants or Quicken-competent neighbors out there?

Any board's role is to set general policy and tone for the organization as it works to accomplish its mission. Potential NBCA board members need to have about 3 hours a month available for board meetings

plus some time to work on either an ongoing or ad hoc committee or two. Potential board members need to be association members in good standing. Ideally the board as a whole reflects many different parts of the neighborhood and the diversity of its residents.

Effective community leaders are informed and knowledgeable, are good listeners and communicators, understand group dynamics, have the ability to change, and are visionaries. They use their heads to steer the group toward wise decisions, follow their hearts in committing to worthwhile causes, and lead with their feet by being active volunteers. [from spring and fall 1997 newsletters of UGA's Fanning Leadership Center]

PERMANENT ELECTRONICS DROP-OFF SITE

Keep DeKalb Beautiful and DeKalb County Sanitation have established a permanent drop-off location for electronic equipment such as computers, printers, speakers, electrical panels, microwave ovens, telephones, etc. On the NOT ACCEPTED list are: televisions, vacuum cleaners, refrigerators, washers, dryers, freezers, dehumidifiers, humidifiers, and gas-powered equipment.

These items can be left for regular pickup. The drop-off location is the Seminole Road Landfill at 4203 CleveMont Road, Ellenwood 30294. Telephone 404-244-4842. It operates Mon-Fri 8-5 and Saturday 8-4. For questions and more information, contact Keep DeKalb Beautiful at 404-371-2654.

COMMUNICATION

Have you checked out www.northbriarcliff.org yet? That's right...the North Briarcliff Civic Association website is a reality. In its current incarnation, there are three main divisions of information: (1) ABOUT NBCA which gives info about NBCA's bylaws, board, and its geographic coverage (2) ISSUES & INTERESTS which leads to information about issues current and past that impact our community and events that NBCA is sponsoring, and (3) LINKS which provides electronic links a host of pertinent public service, political, school, etc websites and phone numbers. You can find an archive of old issues of the NBCA newsletter as well as board member notes from recent public meetings they have attended.

And speaking of board members (and committee chairs) many of them are now accessible via e-addresses at northbriarcliff.org. These addresses should always be useful, even while officers, board members, and committee chairs change.

Contact the- I-85 interchange coordinator: interchange@northbriarcliff.org Membership database: database@northbriarcliff.org Newsletter editor: editor@northbriarcliff.org Park/greenspace issues: parcs@northbriarcliff.org Peachtree DeKalb Airport

issues: pdk@northbriarcliff.org
President: president@northbriarcliff.org School/kids issues: schools@northbriarcliff.org Secretary: secretary@northbriarcliff.org Social events: social@northbriarcliff.org TABASCO representative: tabasco@northbriarcliff.org Treasurer: treasurer@northbriarcliff.org Vice President: vp@northbriarcliff.org Zoning issues: zoning@northbriarcliff.org

Next steps:

- * Activate the FriendsOfMSNP discussion group
- * Set up a new communication system for Neighborhood Watch
- * Create a community bulletin board for items to be given away, borrowed or sold?
- * Create a community WIKI about contractors whom we would recommend to our neighbors?

NBCA could use some feedback on the printed signs we have used a couple of times to remind people of upcoming events. Did you see one in your vicinity before SpringFest? Could you read the event-specific information from your vehicle? Suggestions for improvement?

CELL TOWER NOT RECOMMENDED

The Community Council, district 2, meeting on June 20, recommended denial of a T-Mobile request to rezone Briarcliff United Method Church from R-100 to O&I (business) for the purpose of installing concealed cellular communication antennas in an 80+ foot reconstruction of one of the Presbyterian church steeples. DeKalb code doesn't allow such installation on residential property, so the rezoning was their only way to go. NBCA has also taken a position in opposition to this rezoning. The church sits far into a residential area. A rezoning

to O&I, even with the proposed condition, would set a precedent that other developers could then use as an argument in the rezoning of other nearby properties. We want this area to remain residential. This rezoning request will be heard at the Thursday, July 5, Planning Commission meeting and the Tuesday July 24, Board of Commissioners meeting both of which starts at 6:30 pm, at the Maloof Auditorium in Decatur.



MARY SCOTT NATURE PRESERVE

MSNP land (10+ acres on Briarcliff slightly north of and on the opposite side of the road from Briarcliff United Methodist) was acquired in 2003 with funds that restrict its use to passive recreation, e.g. no team sports. Residents of this general area participated in a design charrette (a moderated brainstorming session) in 2004 which resulted in a preliminary master plan containing a parking area, a couple of sitting areas, some trails, walking entrances off Overlook, and an area set aside for a children's play area should additional funds become available. It was designated a nature preserve, meaning that the park should resemble a healthy natural woodland, similar to this land's appearance prior to development in the area. The Parks Dept cleared impenetrable thickets of overgrown Chinese wisteria and some dead trees, hauled huge amounts of trash (abandoned cars and appliances among other things) off the property, seeded the area disturbed by the cleanup, installed a gate with lock, and hired a team of experts to work on control of exotic invasive plants such as the bamboo that's invaded along one property line. Initially we were told that we should have more than enough funding for the parking lot, sitting areas and trail development. \$100,000 was allocated to MSNP from the Parks Bond Fund by former Commissioner Judy Yates and MSNP received a \$75,000 Blank Foundation grant for stewardship and access: invasive plant work, trails and parking. Invasive plant control was going to require several treatments over time to succeed; there should have been money to continue it, but we suspect treatments have been missed, potentially wasting the previous efforts and funds.

About ten neighbors attended a parks Citizens Advisory Board meeting on April 24 and spoke about MSNP, our wishes for it, the lack of information about what's happening (not happening). I think we gave the impression that we're reasonable people, tired of waiting, wanting to work on solutions. We didn't come away happy, though I think we got some commitment from Mr. Billups, who has been the first manager level responsible for MSNP since Connie Gray resigned last fall. We were told again that Connie Gray's departure put a freeze on it for a while; we heard both that a replacement is being hired. We were told that the small playground in the master plan will cost at

least \$350,000 and that that money was not available. We tried again to "plant" the idea that phased construction is good and that we're desperate for the paths. We need to keep repeating that at every opportunity. We probably need to have a couple people at the Citizens Advisory Board meeting every month until we get some action. Mr. Billups said that the Blank Foundation grant was for \$75,000 and that there was no expiration date on it. We were told that the "construction documents" would be ready in the next 30-90 days. We had heard that in 2005. The construction documents get down to the detail level where a contractor can bid a job and/or the overall cost of a job can be estimated. We can't know if there is enough money available to do the main entryway (gate/sidewalk/road modifications/parking lot), side entryways, a trail system and a couple of benches, until the construction documents have been completed. We need those details to be able to ask for more money. Balance available as of 5/1/07 was \$108,251, meaning \$66,749 was spent on design fees and treatment of invasive plants; we don't know the exact breakdown. Some invasive plant treatment funds were supposed to have come out of general funds rather than MSNP-specific funds.



RIODS

An Echo Hills Sunset RIOD application is being heard in the June/July cycle. The Evergreen Hills RIOD application failed to gain approval in May.

THE CITY OF TUCKER?

Tucker Civic Association held four community meetings in June to discuss the possibility of Tucker becoming a city or a township. These meetings presented findings of an analysis of whether Tucker can afford a city government. TCA has been researching the pro's and con's of incorporation for Tucker during the past two years. TCA President Paul Ellingson explained that the association is neither for nor against the idea. "Other areas in DeKalb have been working to incorporate," he noted. "At TCA, we feel it's our responsibility to investigate this issue for Tucker residents and businesses. Our Incorporation Working Group has done a great deal of research, and it's time to present our preliminary findings to the community."

The Incorporation Working Group recruited Georgia Tech public policy graduate students to do a feasibility study. They conducted a financial analysis of incorporating the area of Tucker in zip codes 30084 and 30085. Thus defined, Tucker -- out of 99 municipalities in the Atlanta Metropolitan Statistical Area -- would rank 7th in population, 14th in geographic area, and 25th in per capita income. The students' 63-page report concludes, "Given these strong indicators of wealth, size, and concentration of people, we believe that Tucker will succeed financially as a city if incorporated."

Incorporating would likely require contracting with the University of Georgia's Carl Vinson Institute of Government to conduct a full feasibility study (which could cost \$20,000 or more) and winning legislative approval for a referendum in which Tucker residents would accept or reject the new city government.

Affecting the incorporation discussion is legislation by DeKalb Senator David Adelman that would allow a township designation, permitting a community like Tucker to control land use and zoning while avoiding the full costs of incorporation.

Information about the meetings and the incorporation feasibility study is available on the TCA website, www.tuckercivic.org.

WATERING RESTRICTIONS

Please remember that our neighborhoods are now under Level Two drought restrictions. Under these restrictions, odd numbered addresses may water only one Tuesdays, Thursdays and Sundays, from midnight to 10:00 a.m.. Even numbered addresses may water only on Mondays, Wednesdays and Saturdays from midnight to 10:00 a.m.. We don't necessarily recommend "rattin'" on your illegally-watering neighbors; but if you see watering violations, you might gently remind your neighbors of the rules. This drought is serious. If we don't conserve, we may well move to a Level Three drought during the summer heat and there will be no watering allowed at all. Tips: Many gallons of water are wasted every day. Save your most precious plants and shrubs by collecting the run-off water from your central a/c system. If you have a dehumidifier, use the collected water. Put a pan in your kitchen sink and a bucket in your shower. Current watering restrictions can be accessed at any time from the www.northbriarcliff.org front page.



NEIGHBORHOOD WATCH

NBCA received several non-specific reports coming from the Flair Knoll Drive / Cosmos Loop and from another portion of Cosmos of auto break-ins last weekend. I've gotten the impression that many of these cars were unlocked and on the street or in open carports. Purses and gift cards went missing from such vehicles. NEVER leave anything of value in an easily accessible parked vehicle. If you have a garage, use it for its intended purpose: storing your vehicle. Not only safer but it improves the appearance of the neighborhood.

LaVista Park (close to North Druid Hills) was reporting a watch for a daytime burglar.

Judge Johnny Panos forwarded info from DeKalb police that one message making the rounds these days is very likely an URBAN LEGEND. They find NO EVIDENCE that there is a Mexican gang targeting black females, young or old and children, at Target, Wal-Mart and KMart.

North Briarcliff Civic Association
 2677 Flair Knoll Drive
 Atlanta, GA 30345
 Summer 2007 Newsletter

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If your mailing label is incorrect, please notify database@northbriarcliff.org or Betty Phillips at 404-634-6498. The "or current resident" designation on the second address line is necessary to insure proper delivery of all newsletters.

Signed articles in the newsletter do not necessarily reflect the views of the North Briarcliff Civic Association.

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COMMUNITY CALENDAR	
July 4	4th of July Parade, 10:30am Hawthorne School
July 5	Planning Commission hearing BUMC rezoning, 6:30 pm, Maloof Auditorium
July 12	Public meeting on a new vision and framework to improve DeKalb's parks and recreation system, Mason Mill Recreation Center, 1340-B McConnell Drive, Decatur
July 21	Walk of HEROes, Downtown Decatur Square, 101 E. Court Square. Registration at 7:30 am, Walk begins at 8:30 am
July 21	Interchange Clean-up Day
July 24	Board of Commissioners hearing on BUMC rezoning, 6:30 p.m., Maloof Auditorium
Aug. 11	CEO's Road Show at Northlake Mall, noon- 4 p.m.
Aug. 18	Interchange Clean-up Day
Sept. 15	Interchange Clean-up Day