

CLIFTONDALE COMMUNITY CLUB, INC.

Draft Minutes  
August 13, 2007

The Clifftondale Community Club, Inc. met August 13, 2007 at the Clifftondale Community House.

President Ben Dye opened the meeting, and Director Elbert Rowell provided the opening prayer.

Officer Blackman of the Fulton County Police Department provided a community crime report. Over the past month 25 burglaries throughout Clifftondale have been reported. They occurred mainly during the hours from 10 am to 3 pm. The thefts are electronics. Officer Blackman urged neighbors to report anything suspicious to the police immediately.

The minutes were not read because of the absence of the Secretary. Acting Secretary Julie Wachslar asked members to refer to the July minutes as posted on the Club's website, [www.clifftondale.org](http://www.clifftondale.org)

Treasurer Greg Wachslar reported an opening balance of \$2,621.86; no payouts; deposits of \$500.60 (mostly dues, plus a small amount of interest); and an ending balance of \$3,122.46.

Mr. Wachslar announced that yard signs for the referendum on the City of South Fulton were available.

A ceremony was held to honor Harold Reid and Joseph Simien, respectively immediate past President and Vice President. Framed certificates of appreciation were presented to each. Mr. Reid also received a \$100 gift card, and Mr. Simien received a large azalea plant. Former President Bruce Moody expressed the Club's appreciation for their years of outstanding service and dedication. Mr. Reid and Mr. Simien thanked the Club.

Mr. Dye introduced the Club's 2007-2008 officers and directors:

Vice President: Teiola Porch  
Secretary: Gayle Lesser (not present)  
Treasurer: Greg Wachslar

Directors: Julie Wachsler, Elbert Rowell, Jack Liles, and Harold Reid as immediate past President.

Mr. Charlie Mitchell, a former President, was introduced as the Club's Parliamentarian and Historian Emeritus.

Mr. Dye reported on a recent event held at a stable on Butner Road near Camp Creek Parkway, which resulted in disruptive parking, incidents in the nearby neighborhoods, and excessive noise. He said the organizers did not obtain a permit from Fulton County, and Code Enforcement has issued a notice of violations and a citation for the property owner to appear in court.

Mr. Dye announced a new emphasis on wider volunteer participation in Club activities. In light of the many challenges facing the community, we need to strengthen our presence and assert our voice in public affairs.

Following are the committees and their members (listed alphabetically). [NOTE: in the interest of providing up-to-date information, this list reflects changes made since the Club's meeting.]

Membership Committee: Daniel Blanks, Broderick Talley, Greg Wachsler.

Communications Committee: Damita Chatman, Brenda Hardin, Gayle Lesser, Patrick Rentz, Carolyn Watkins.

Legal Committee: Jack Liles, Storm Mitchell, David Robinson, Julie Wachsler.

Education Committee: Bruce Moody, Teiola Porch, Shirley Smith.

Neighborhood Watch Committee: Ben Dye.

Community Clean-up Committee: Charlie Mitchell, Jane Mitchell, Veronica Mount.

Events and Fund Raising Committee: LaRita Reid, Julie Wachsler, Tiffany Young.

New Development and Research Committee: Daniel Blanks, Andy Foster, Nicole Hall, Irving Harris, Eugene Moore, James Moore, Harold Reid. (This committee will assess the quality of previous projects by developers who propose to enter Cliftdale, check construction in new subdivisions for consistency with the binding Agreement signed with the Club, and research other issues related to proposed development.)

Presidents Club Committee: Ben Dye, Cliff Rainey, all homeowner association presidents in the Cliftdale Overlay district. (The leaders of the over 40 Cliftdale subdivisions will be invited to meet on common issues and concerns.)

Seniors Committee: Elbert Rowell. (This committee will provide a community presence downtown and at video-conferenced Board of Commissioner meetings at the Annex to support the Club's officers at zoning hearings.)

The need for the Seniors Committee is urgent. Mr. Reid explained that the Board of Commissioners generally respects the recommendations of the community regarding zoning proposals. Indeed, developers are required by County law to consult with the community affected by their proposal. However, at the last Board meeting, the other Commissioners followed Commissioner Edwards' recommendation to pass the application for Hathcock OSCP1's Demooney Road rezoning -- despite the 6-0 negative vote of the Community Zoning Board, the County's staff recommendations for revisions, and the Club's request for denial or deferral. Commissioner Edwards dismissed the testimony of the Club's two officers by saying "Who do you represent?" ignoring the Club's legally recognized status to speak for its Overlay District. Thus, in the future the Club's officers need to be backed up by the presence of Cliftdale residents in the courtroom or at the Annex.

Members and residents who have an interest in any committee are invited to contact the Club through its website, [www.cliftdale.org](http://www.cliftdale.org).

Turning to current zoning, Mr. Dye said the proposal to develop the Merk-Miles site is still active. The developer wants a commercial component, which will require a change in the Land Use Plan and an increase in allowed density. Other issues include requiring disclosure about the site's background to purchasers and long-term liability for the landfill.

(The original landfill was an old-fashioned dump that did not have the filters and linings that modern landfills have, meaning that toxic seepage and gases could occur over time.) The County, which is the current landowner, is waiting for the community's response before proceeding. Mr. Reid noted that the project is worth exploring, but needs research before coming to a decision, in addition to the many zoning law changes.

Mr. Blanks added that the Merk-Miles developers are considering donating land to Southern Bridges, a private effort to bring a state-of-the-art community center to Cliftondale. However, Southern Bridges has other alternatives, which it will explore if the community opposes the Merk-Miles project. He is personally concerned about hazardous waste at a recreation site.

Mr. Reid noted that construction on the Wolf Creek Amphitheater, located in the Merk-Miles area, is scheduled to start this fall.

Mr. Dye announced that all seven County Commissioners are being invited to the Club's September meeting. The purpose is to acquaint them with our community and to emphasize our continued support -- given all the recent and potential changes in South Fulton -- for our rural lifestyle as embodied in our Vision and Overlay.

Mr. Reid provided an update on the upcoming referendum on the City of South Fulton. The vote will be held on Tuesday, September 18. There will be a vote on the status of the Fulton Industrial District later in the fall. The District's leaders support the new City. Mr. Reid also explained that a large part of the industrial area -- everything south of the "arch" -- is already eligible to be in the City because it is not in the District's legal boundaries.

He reported that Georgia University's Dr. Robert Eger just updated projections of the new City's financial viability, using official figures from the County and omitting all the property annexed by the existing cities. The new City remains financially viable with the current property tax millage rate. Beyond property tax revenue, the City will also receive about \$12 million as its share of the County's sales tax.

Ms. Porch reported on Union City's plan for its 6.5 miles of annexed South Fulton Parkway Corridor. The transportation plan calls for cutting five new intersections and mounting traffic lights at all existing and new

intersections; adding four-lane boulevards on the north and south sides of the Parkway; and building multi-use paths in the existing buffer. Construction projections include 2.3 million square feet of retail space, 2.1 million square feet of office space, and 17,100 residential units. (Additional details and a map are posted on the Club's website.)

Mr. Moody added that he attended one of the public comment meetings held by Union City's consultants. The consultants mentioned their intention to four-lane Cliftdale roads that have not been annexed, such as Jones Road and Union Road – thereby revealing Union City's ambitions to expand further into Cliftdale if the referendum for the new City fails. Mr. Moody emphasized that opponents of the new City say residents cannot be annexed against their will if the referendum fails, but in fact Georgia law provides several methods of annexation that can occur against residents' wishes; for example, the state Legislature can simply move an area into a city. Less than two years ago a state legislative study committee seriously considered placing all of unincorporated South Fulton into the City of Atlanta, and a joint legislative committee meeting now could make a similar recommendation for annexation into existing cities if the referendum fails.

The meeting was adjourned.

Julie Wachsler, Acting Secretary