

Clifftondale Community Club
Draft Minutes
June 11, 2007

The Clifftondale Community Club, Inc. met June 11, 2007 at the Clifftondale Community Center. Approximately 38 members and guests were present.

President Harold Reid opened the meeting, and Vice President Joseph Simien provided an opening prayer.

Secretary Gayle Lesser read the May minutes, as prepared by Acting Secretary Jane Mitchell. The minutes were accepted as read.

Treasurer Greg Wachsler reported a beginning balance of \$2,620.78; a deposit of \$.56 (interest); no payouts; and an ending balance of \$2,621.34. He reminded attendees that the membership year runs from July to June, and the renewal drive would begin soon.

Mr. Reid provided an update on the referendum for the City of South Fulton. The vote, originally scheduled for June 19, is being rescheduled (presumably to September) for technical reasons resulting from 2007 legislation. The Governor being late signing the legislation, the County was unable to meet the required deadlines for legal advertising of an upcoming election.

Director Jack Liles asked about the status of annexations. Mr. Reid said that HB725, passed by the Legislature, was supposed to stop any annexations after April of this year. Nonetheless, College Park and the City of Atlanta are now initiating new annexations.

Mr. Reid said that the next Community Zoning Information Meeting (CZIM) will be June 14. The only known Clifftondale case is rezoning the existing day care center on Derrick Road (between the Parkway and Thompson Road) from Ag-1 to R-6. R-6 is a residential category that permits operation of a day care center, thereby avoiding a commercial rezoning. If the day care center closes, the building reverts to residential use.

The next Community Zoning Board (CZB) will be held either June 19 or 20 (the confusion arises because June 19 is an election day; the Chattahoochee Hills referendum will occur on that date). There are two Cliftondale proposals. The first proposal is a rezoning to R-6 for a day care center on Stonewall Tell Road across from Stonewall Tell Elementary School. Daniel Blank, the sponsor, will meet with the community at the Clubhouse on June 12 to show the plan modified after earlier community comment. The second proposal is for 18 homes on Old Fairburn Road, to be rezoned from R-3 to CUP. The developer claims he has made changes as a result of community input, but he has not responded to Mr. Reid's calls.

Mr. Reid announced a very preliminary proposal to redevelop the Merk Road transfer station site and its accompanying 350 acres by a firm with experience with a similar project, Morgan Falls in north Fulton. They propose to develop about 230 acres as mixed use, mostly commercial. The fates of the transfer station and the shooting range are uncertain, and community turn-out will be critical to resolve those issues. The developer has been given copies of the Cliftondale Vision and Overlay.

A variance is being requested for the already-zoned development at Butner and West Stubbs. The request is to delete the sidewalk along West Stubbs. Mr. Reid said the request does not seem to be controversial because the frontage is not long and would increase the buffer.

A question was asked about "downtown" Cliftondale (the intersection of Stonewall Tell and Butner Roads) – does the reopening of the service station mean the intersection will not be redeveloped as planned with a traffic roundabout? Mr. Reid answered that the reopening will not affect the redevelopment and only means that the occupied building will increase in value when it is condemned. The roundabout plan is however being delayed by Fulton County, awaiting the outcome of the new city vote.

Juanita Bishop reported that the recently rezoned Camp Wesley property on Koweta Road is up for sale. Mr. Reid explained that the CUP rezoning will hold unless new owners want major changes. Also, significant steps toward construction must be made within two years of the rezoning, or else the community can petition to have the property revert to AG-1.

The Butner-Aldredge intersection plans are being reworked. The grandfathered C-1 2-acre parcel will remain commercial, but the remainder

of the intersection will not be allowed to have commercial development. The landowners of the other parcels seem to be responsive to the community's suggestions.

Cliff Rainey, chair, gave the report of the Nominating Committee, which included Irving Harris, Elbert Rowell, Teiola Porch, and Bruce Mooney. President Harold Reid, having served for several years, has asked to step down. The proposed slate of nominees, which will be voted upon at the next meeting, was announced:

President: Ben Dye
Vice President: Joseph Simien
Secretary: Gayle Lesser
Treasurer: Greg Wachslar

The Directors – Julie Wachslar, Elbert Rowell, and Jack Liles -- would remain the same, with the addition of Mr. Reid, who automatically becomes a Director as immediate past president.

The Committee asked for any nominations from the floor. Mr. Simien asked that his name be removed because of family commitments. Teiola Porch was then nominated for Vice President. There being no other nominations, the amended slate was moved, seconded, and accepted by voice vote. Election and installation will be at the July meeting.

In other business, Mr. Moody explained that the Fulton County Board of Education is adopting a policy that all School Board meetings are to be held on the north side, instead of alternating between north and south. This will of course make it vastly more difficult for southsiders to attend and participate. Mr. Moody closed with a plea for more parent and community participation in school matters.

The meeting was adjourned.

Gayle Lesser, Secretary