

**PPCA Board Meeting Minutes-APPROVED**  
**Wednesday, December 13, 2023**

**Purpose Statement**

**The purpose of the Association shall be to promote social welfare and the upkeep and maintenance of the neighborhood through the promotion, organization, and the preservation of Peachtree Park as a residential neighborhood for the mutual enjoyment and benefit of all the residents of and visitors to Peachtree Park.**

**1. Call to Order and Roll Call- Steve 7:16**

Katie B, Steve, Emily, David D, Chris H, Libby, Ashley, David O, Alex  
Allene, Katie C- 2024 board members  
Peter Davis, Mike Mcleod, Shawn Perez- Zoning committee

**2. Approval of Minutes- November 15, 2023 Meeting- minutes approved**

**3. Officer Reports**

**a. President's Report- Steve**

**i. Path400 use of Highland Drive**

1. In 2020, Livable Buckhead finalized plans to incorporate Highland Drive as a segment of Path400. This information is reflected on the Path400 Website. Highland will be marked with signage and the street will be painted to identify the bike lane in the first quarter of 2024.
2. Jason Abbott called me to express his objection to the use of Highland Drive and he sent an email to Highland Drive residents voicing his objection and attaching a letter and signed petition that had been sent to Councilperson Shook in 2020.
3. I received an email from Denise Starling, executive director of Livable Buckhead, who had been called by Dawn Balfour who asked if Livable Buckhead planned to take over the homes on Highland
4. I spoke to Jason who told me that he met with Dawn, but he didn't say anything about homes being taken on Highland.
5. I have offered for Denise to prepare an article for publication in a future PP newsletter that explains the work that will be done so that no misinformation can circulate through the neighborhood; she has agreed to do so

**ii. Burke Marker- Contractor has gone silent**

1. Contractor has the engraved stone

**iii. 3121 and 3125 Piedmont Road Development**

1. Jason Kendall, Peter Davis, Bob Stasiowski, Shawn Perez and Mike McLeod have been working on behalf of PP to review the development plans in preparation for meeting with the 3121\_3125 Piedmont development group. They provided feedback by email and Peter, Shawn and Mike met on November 21, 2023 to review the development plans.
  - a. The updated plans include the addition of a third level (above ground) to the former HRS building (3121 Piedmont) that has

- been identified as a potential second restaurant with an outdoor deck
  - b. An outdoor deck would connect the two buildings which occupy two separate lots
  - c. There are serious questions about the parking capacity and impact on Martina, and traffic flow on Piedmont, especially with two proposed restaurants
  - d. There are many questions regarding compliance with SPI-9 code that need to be addressed
2. Peachtree Park homeowners Jason Kendall, Bob Stasiowski, Peter Davis, Shawn Perez, Mike McLeod, Emily O'Brien, David Orrison and Steve Pracht met with Rafi Jooma (owner), Robb McKerrow (developer), April Ingraham (The Permit Specialist) on November 30, 2023 to learn more about the development plans and provide feedback
- a. There were a number of questions raised and concerns expressed about the proposed plans
  - b. The meeting concluded with the owner/developer agreeing to postpone its meeting with the SPI-9 Development Review Committee to January 2024 so that the Peachtree Park reps could prepare a report and recommendations to the PPCA board for their action
  - c. The PPCA will prepare a letter stating their position on the proposed project for distribution to the 3121\_3125 Piedmont development group and the SPI-9 DRC.
  - d. Current concerns include, but are not limited to:
    - i. Two restaurants with outdoor patios – 100% opposed to this. Divan was a parking /traffic nightmare at its original sq footage. Two restaurants will be 500% worse on Piedmont and Martina
    - ii. SPI has not ever allowed a rooftop patio next to a residential property. To allow two on one site would set a bad precedent for all neighborhoods.
    - iii. 60% remodel code – really don't see how they reach this part of the code. DRC /City needs to educate us on how they achieve this % and this special exception.
    - iv. Two lots – The plan shows re-platting was done by Rafi
      - 1. How are these legal lots? How is the dog leg in the back a legal lot design?
      - 2. We know why it was originally platted this way but how can it continue to exist when the new owner has had it re-platted recently?
    - v. Divan – they show 0' as the rear setback as grandfathered. They are not abiding by the 20' transitional yard from residential. We need to push for the 20' rear to be adhered to no matter how they have rigged the plats. (Note this would remove only 2 parking spaces).

- vi. 4th story of HRS – needs to be front loaded at a minimum with no outdoor deck. Not encroach any further onto the neighborhood by increasing height.

- iv. Action Items

- 1. 3121\_3125 Piedmont Road Development Recommendation
- 2. All in favor of sending the letter with PPCA concerns and requests

- b. **Vice President's- David D.**

- c. **Secretary's- Katie**

- d. **Treasurer's/Website Report- Chris-** financials and proposed 2024 budget posted on Slack

- i. Action Items-

- 1. Signatures for PPCA checking account
- 2. Slack overdue bill payment
- 3. Approval of 2024 budget
- 4. Reworking security
- 5. Sponsor areas of neighborhood
- 6. Budget approved

- e. **Parliamentarian Report- Fuller**

#### 4. **Committee Reports**

- a. **Communications- Libby**

- i. Sent out the thank you to PPCA members with a 76% open rate
- ii. Sent out Lenox Square's Peachtree Park private Santa event with 74% open rate. Based on comments from neighbors it was a big success, Lenox did a great job and the photo package offered was legit. Comments included the hope that Lenox will make the same offer again next year. Plan to reach out to the PF Firm who put this together for follow up photos, details etc. so Lenox can be properly thanked in the December newsletter.
- iii. Do not have much to report in the December newsletter. All ideas welcome!

- b. Regarding revenue ideas, I do not have specific ideas on how to increase revenue for the PPCA.

- i. I do think we could possibly hit up Home Depot or Pike for in-kind donations of plant materials. Not sure they will do it.
- ii. Also, think we need sponsor signage when doing various projects around the neighborhood letting neighbors know that the named sponsor has paid for that project.

- c. I plan to reach out to the Georgia Film Office to ensure our neighborhood contact information is correct. Had done this earlier but have never heard back. Want to make sure the communications email address on file and listed as the primary contact as regardless of who holds the communications job, the email remains the same.

- d. Skipping December newsletter

- e. **Buckhead Council of Neighborhoods November meeting:**

- i. Action Item- Georgia Loud Cars Task Force Resolution (see document posted on Slack)

- f. **Membership- Laura**

- i. Have been working on some to do items and estimating budget for membership. Details here:
  - 1. waiting for quote on decals, but would estimate \$1200 for fundraising (up from \$1000 allocated)

2. Need to reach out to membership works to confirm annual cost and adjust budget
    3. this does not include a printed directory in the budget
  - g. Welcome/Newcomers- Maria- no report**
  - h. Infrastructure- Alex- no report**
  - i. Social- Ashley- no report**
  - j. Security- Emily- no report**
  - k. Landscaping- David O.- no report**
  - l. Sponsorships- Jon- no report**
  - m. NPU- B/Zoning- Shawn Perez- no report**
- 5. Other Business**
  - 6. Next meeting- January 17, 2024! Need back-up location if Hyatt Centric not available**
  - 7. Adjourn 9:10pm**