

Brookhaven/Sembler Meeting Notes
November 13, 2006
10:00 AM -12:30PM

Attendees:

Commissioner, Elaine Boyer
Commissioner, Kathie Gannon

Sembler (I didn't get all of the names)

Heather Duffy
Jeff Fuqua
Kathy Zickert
Dennis Webb

Community:

Alan Coates, Hermance
Allyse Denmark, BCNA
Jack Honderd, BPCA
Jeff Turnage, Ashford Alliance
Linda Taylor, Oglethorpe Estates
Blake Dexter, Chalfont
Hal Platt, Dorby Park
Mike Elliot

Drainage Study:

1. Ted Reinhardt introduced the hydrology consultants from Dewberry and Manhard Consulting.
2. Dunkin Hasty, Dewberry presented maps that displayed the Peachtree Gardens Apartments and approximately 40 acres of land down stream from the development.
3. The representative <<Name>> from Manhard Consulting presented:
 - a. Based on Dewberry's hydrology study of the streams, their volume, capacity and speed in which water flows, she indicated that 675 feet of stream beds are eroding, especially near Dorby Park.
 - b. Recommendation: a \$375,000 'short-term' stream maintenance that will help build up the streambed and banks through 'natural' means (rocks, meandering patterns, plants, etc.)
 - c. Sembler has indicated that they will share these costs with the county.
4. Questions:

Question: What additional measures are being taken on the property itself:

 - i. Underground detention pond on the property (football field size/10ft deep) can hold 24 hours of rain for 72 hours and slowly distribute it to the stream.
 - ii. Maintaining stream beds that occur on the property.
 - iii. Sembler will maintain the detention pond that is on their property.

Question: How much paved land is being proposed on the Sembler development?

- iv. Approximately 85% which is in line with the zoning for that land.

Question: Does the hydrology study take into consideration other developments in the area besides the Sembler property. Yes.

Commissioner Gannon asked: We are seeing “10 year” and “100 year” storms now, can the detention pond handle this level of water today? <<The answer to this was unclear to me.>>

Commissioner Gannon asked: will the streams in question contain a 75 ft stream buffer.

- existing stream buffers will be extended and new construction will allow for the 75 buffer. **The buffer width varies, there will be 75’ width in some places, less in others. Ed Castro will provide a drawing to Cmsr. Gannon showing buffer area vis’a’vis creek.**

5. Sembler Update. Kathy Zickert read through a list of 18 items detailing where the plan was in May 2006 vs October 2006 items included:
 - a. Size
 - b. Drainage
 - c. Greenspace
 - d. Restaurant location
 - e. Hardscapes
 - f. Architecture
 - g. Impact on schools
 - h. Site design
 - i. Relocation policy
 - j. Pedestrian crossing

She indicated that the following neighborhoods have endorsed the project:

Ashford Park

Chalfont (pending)

Brittany Club

Cambridge Park (pending)

Dorby Park (pending)

Crosswyck (pending)

General Discussion:

1. It was noted that Brookhaven Club was not on the list, Allyse Denmark mentioned that the BCNA recognizes that this could be a great development for Brookhaven, but we are at an impasse on the details. We request that the overlay be finalized prior to approval, that will create clarity on both size regarding density, building height, square footage and green space.

Commissioner Gannon seemed to agree and held up a copy of the Overlay. It was not made clear when the overlay would be approved. **Cmsr. Gannon said she would make the overlay draft available for distribution, along with the markups of the Planning and Legal Depts. She thinks it's appropriate for the community to review it at this time. As far as review by the BOC, that will be taken up next year along with other overlay districts—i.e. it's not likely to be approved anytime soon.**

2. Jack Honderd observed that the BPCA represents the core of Brookhaven and is authorized to speak for Brookhaven Fields CA and Brookhaven Heights CA, as well as part of BCNA. These n'hoods are more affected than any others by the LCI, have spent 2 yrs. with this process and have great concern that LCI recommendations are not being followed. He observed that our goal as a group is to build "livable communities", of which there are many components. Close convenient shopping is one component, as is mixed-use development, all of which Sembler's proposal provides. Design of the public realm is an equally important component, and that is where Sembler's current proposal comes up short. He then maintained that Peachtree Place should be reconfigured to provide 1.5 acres of contiguous space in a central location, per the LCI. The current development proposes a smaller area in the middle of a busy road. Commissioner Boyer seemed to disagree and said that the greenspace was a matter of subjective opinion **and asked for examples of central public space. Jack suggested Olympic Centennial Park and the Decatur Square. Jeff F. stated that Olympic Cent. Park was mostly paving bricks and that Sembler had retained leading national experts to design their project.**

3. Blake Dexter and Hal Platt discussed specific issues related to their communities **and the status of their negotiations with Sembler re. lighting ht. And direction, loudspeakers, delivery hours, etc. Sembler has agreed to address most of their concerns, but nothing has been finalized.**

4. Linda Taylor stated that density remained an important issue for our group. She also asked what Cmsr. Boyers' position was on the 20 story tower. Cmsr. Boyer replied that she would not support 20 stories; however, she was evasive on what height she would agree to saying, "the County has standards that we'll look at, it could be 14 stories, 12 stories ("or 7 stories" Kathy G.interjected), for example. I don't know. We'll just have to look at it."

5. Cmsr. Gannon began to go through a list of questions, asking for very specific information from Sembler on street improvements and parking spaces, then returned to the issue of site configuration and design of the public realm. An extended discussion ensued, with Mike Elliott, Kathy Z., Heather D., Jack H., Ed Castro and others participating. Elaine insisted that she wasn't clear on what either side was saying—"give me specifics so I know what you're talking about!" she repeated. Sembler's reps insisted that they

had looked at a central public space design in detail and determined it wasn't feasible, suggesting it wouldn't allow necessary store relationships. Elaine suggested they put more parking underground, and Heather explained that they had pushed the limit on that already, because, without storefronts and entries from subgrade parking people don't feel safe and won't use it, a la Edgwood Retail District. Sembler's reps insisted that they are providing lots of public space, both green and hardscape, thoroughly landscaped, and the pedestrian experience will be improved from Perimeter Place. Kathy G. again questioned the site configuration and Jack H. pointed out that it was really two developments, a Main Street plus a big box center.

6. Elaine concluded the meeting at 12:30, saying she wanted the workgroup to clarify and resolve these issues and scheduling a follow-up for Weds. 9:30 AM.

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