

Zoning and Land Use Issues

North Druid Development is seeking approval for a mixed-use project at the corner of Briarcliff and North Druid Hills Road. The project would replace the current Citgo station and Lutheran Church with a free-standing pharmacy, a 12-story condominium tower, street-level retail stores and underground parking. The project is scheduled for a rezoning hearing before the Planning Commission on November 7 and the Board of Commissioners on November 20. Both meetings are at 6:30 p.m. in the Maloof Center in Decatur.

1 Congregation Shaarei Shamayim. We have not been given further details since a letter to 1500 households in July solicited interest in a condominium project that would include space for the congregation at 2490 North Druid Hills Road. The proposed condominiums are one- and two-bedroom units. The property is zoned R-85 (single-family residential) with a Special Land Use Permit for a place of worship.

2 Yeshiva Ohr Yisrael. No additional details have been provided on its plans for the 3.74 acres property zoned R-85. Ohr Yisrael applied to DeKalb County for a special land use permit (SLUP). The application stated that Ohr Yisrael plans to use the existing building with minor modifications. The SLUP is scheduled for a public hearing by the DeKalb County Board of Commissioners in 2007.

3 Green Street Development has applied for rezoning to build 21 homes in place of 3 existing homes at 2527, 2533, and 2545 North Druid Hills Road. The developer's representatives met with neighbors on July 26 and September 24. This rezoning application is scheduled for review and decision by the Planning Commission on November 7 and by the Board of Commissioners on November 20. Both meetings are at 6:30 p.m. in the Maloof Auditorium at 1300 Commerce Drive in Decatur.

Green Street Development Conceptual Plan



4 Young Israel of Toco Hills is planning to use property comprised of six lots on LaVista Road and Pinetree Circle for a place of worship. The property is zoned R-85. A place of worship is a permissible land use in this zoning category, but requires a Special Land Use Permit from DeKalb County. We are awaiting further notification of their plans.

5 Zoning Board of Appeals denied variance for 1288 Bramble Road to reduce average frontyard setback from 40.5 feet to 35 feet.

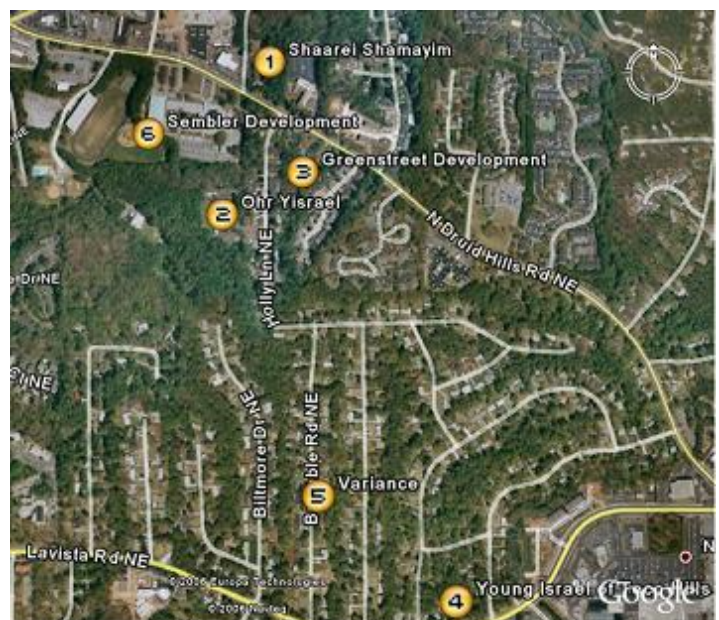
6 70 to 100-acre project proposed for Briarcliff and North Druid Hills Roads. Sembler Company is negotiating the purchase of property for a mixed use project on the scale of Atlantic Station. The project site adjoins Holly Lane and is currently occupied by the Park at Briarcliff apartments/townhomes on Briarcliff Road; and Kittredge Magnet School, DeKalb School of the Arts, Open Campus, Jim Cherry Center, and Adams Stadium on North Druid Hills Road. Kittredge Park and Ohr Yisrael adjoin the project site as well.

According to Sembler's VP of Development, the residential component of the project could include up to 2,000 units, with a mix of condos, townhouses, and apartments, ranging from luxury to workforce housing. If existing school property is included in the project, the area developed will total 100 acres. The acquisition of school property and the future locations of existing schools are under negotiation and may be resolved after the November 7 elections.

MHHA has learned that Sembler is negotiating the possibility of acquiring the property now occupied by the Kittredge Park pool and ballfield.

The project would require review by the Atlanta Regional Commission in addition to approval from DeKalb County.

Zoning and land use issues



Block Party

Many thanks to Simon Ghertner, for his outstanding work as coordinator of our block party in September, and to the merchants, neighbors, and other volunteers who made this a memorable event:

Toco Hills Publix Bakery, for the delicious sheet cake
Toco Hills Kroger, for donation of gift certificate
J.A. Hightower, Center Precinct DeKalb Police Public Education Specialist
Deborah Carter, Toco Hills NORC Outreach Coordinator
Ms. Niki VanDerGrinten, Dekalb Recycling
Kathy & Bob, Bob's 1-2- 3 Jump
Michael Bettis, Toco Hills Kroger Assistant Manager
Matt Dalessandro, Toco Hills Publix Supermarket Manager
Traci Lanford
Flo Wolf
Harold Wolf for digital photography
Annette Lowe
Gary Lowe
Tracy Alexander
Doug Callas
Barbara Blount
Linda Billingsley
Hannah Ghertner
Ariana Fass
Roy Fass
Debra Robey
John Brady, Caricaturist
and especially Arlene Gross for storing all of this year's equipment!
and anyone inadvertently omitted.....

Membership List

This booklet listing member households, addresses, and phone numbers was distributed to members who paid dues for 2006. If your household is a member and has not received your membership list, call our Hotline, 404-935-6936.



John Brady, drawing caricatures of MHHA youngsters at the September 10 block party

COME ONE, COME ALL TO THE

CANDIDATES FAIR

MONDAY, OCTOBER 30, 2006, 7-9 PM

HELLENIC COMMUNITY CENTER

2500 CLAIRMONT ROAD NE, ATLANTA

Talk one-on-one with the candidates.

Election: Nov 7 (runoff Dec 5) Early voting: Oct 30-Nov 3

Candidates for these offices are invited:

DeKalb Board of Commissioners, districts 2 and 7
DeKalb Board of Education, districts 1 and 9
DeKalb Solicitor General
DeKalb Soil and Water Conservation Supervisors
Georgia Senate, districts 40, 41, and 42
Georgia House of Representatives, districts 57, 80, 81, 82, 83, 84, 85
U.S. House of Representatives, districts 4 and 5
State Court seats (3)

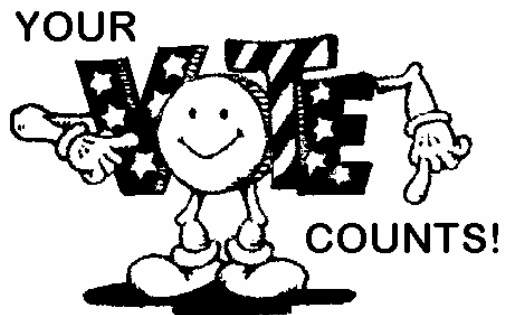
Attorney General
Commissioner of Agriculture
Commissioner of Insurance
Commissioner of Labor
Governor
Lieutenant Governor
Public Service Commission, seats 3 & 5
Secretary of State
Superintendent of Schools
Supreme Court (contested race)

Sponsoring Organizations: Clairmont Heights Civic Assn, Clairmont Terrace Civic Assn, Dresden East Civic Assn, Druid Hills Civic Assn, Laurel Ridge Civic Assn, LaVista Park Civic Assn, Leafmore Creekpark Hills Civic Assn, Medlock Area Neighborhood Assn, Merry Hills Homeowners Assn, North Briarcliff Civic Assn, North Druid Hills Residents Assn, Oak Grove Civic Assn, Sagamore Hills Civic Assn

Supporting Organizations: League of Women Voters of DeKalb County

Media Partners: GoDeKalb.com, Champion newspaper


More info: NBCA@gazebosoftware.com



Crime Update

A report from the DeKalb Police Crime Awareness program showed officers responded to the following incidents in our community during third quarter of 2006. The complete report listing all incidents is available at www.merryhills.com/watch.htm:

- Christmas Lane - Burglary (rear window) on 7/25/06
- Holly Lane - Burglary (storage area) on 9/13/06
- Holly Lane - Burglary (storage shed) on 9/16/06



To report a crime or suspicious activity:
 Call 911 to report the incident.

 Call the MHHA Hotline, 404-935-6936, to report the incident so an alert can be distributed to our residents if warranted.

Kittredge Park Improvements Petition

With the proposed Sembler project on North Druid Hills Road and the possible acquisition of part of Kittredge Park from DeKalb County, you may wish to voice your opinion now by signing our petition if you have not done so yet. Follow the link on www.merryhills.com/Parks.htm to sign the petition asking DeKalb County officials to add a playground, walking trails, and other improvements to this 30-acre park.

Bylaws Revision

Two changes to the MHHA Bylaws are proposed to enhance the Association's governance. The changes, discussed at MHHA board meetings and at the Spring General Meeting, ensure the ability of MHHA to conduct its business affairs but still maintain sufficient representation of its members and board members in decision-making. The Constitution and Bylaws is published at <http://www.merryhills.com/Bylaws.htm>. The MHHA membership will vote on the following two changes at the November 14 Annual Meeting.

Article VI, Board of Directors, Section 3b

From: A quorum of the Board of Directors consists of three officers and at least three Section Representatives.

To: A quorum of the Board of Directors consists of five members of the Board of Directors.

Article VIII, Meetings, Section 4

From.: One third (1/3) of total membership present shall constitute a quorum.

To: Ten members present shall constitute a quorum.



Thank you to delivery team volunteers, including: Hannah and Simon Ghertner, Arlene Gross, Tracy and Doug Callas, ShirleyBrickman, Ariana Fass, Adrienne Feinberg, Linda Billingsley, Arden Zinn, Larry Gilger, Stefanie and Jeremy Sarnat, and Ariel Asa..

MHHA Connection

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MHHA HOTLINE: 404-935-6936



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Newsletter advertising or sponsorship:
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