

North Buckhead Civic Association
Walda Lavroff, Chair
Land Use/Zoning Committee

January 27, 2006

Hon. Lisa Broders, President City Council of Atlanta
Hon. Members City Council of Atlanta

Re: Infill Moratorium – Response on behalf of North Buckhead Civic Association (NBCA)

Councilmember Norwood has courageously chosen to address the complex issue of Infill housing in established neighborhoods which has come about as a part of the recent building boom in Atlanta.

In North Buckhead numerous infill houses have been built well; a few have been badly done particularly where existing Zoning regulations were flagrantly violated without control, and with disregard for protests from anguished neighbors

Urban Planning and Community Development is a complex professional specialty which should be undertaken by experts in this field.

Neither our overworked Council members nor most neighborhoods have expertise, in spite of their very good intentions, to handle community development and major construction projects without professional guidance.

Our mayor, with support of Council, has very recently appointed Steven Cover, AICP, Commissioner of the Department of Planning and Community Development. Mr. Cover has professional credentials and experience needed for a most important position at this critical time in the growth of Atlanta.

North Buckhead, (surprised by the Infill Moratorium and being named in), strongly suggests that Council should work with Commissioner Cover to arrive at a time certain at which he and his staff could produce Code modifications to address infill issues on a City wide basis.

Code should provide sufficient flexibility for neighborhood involvement so that some cherished local features can be retained while Atlanta grows into its future.

Communication structures such as the NPU system and APAB are in place to be utilized.

It is the considered opinion of our NBCA board and Land Use/Zoning Committee members that an extension of the Infill Moratorium would NOT be helpful toward a goal of developing appropriate Code review and a process of inclusion rather than exclusion.

Hence, we are not in favor of Moratorium extension and/or of the Ordinance as presented.

As citizens and taxpayers it is our responsibility to hold our officials to high standards of performance and to support the work we demand of them. Occasionally, mutual support includes constructive criticism.

NBCA Committee members offer to work with City Council and Commissioner Cover and his team. We thank them for their work and their willingness to provide leadership. We eagerly look forward to enhanced cooperation for the benefit of the community.

Sincerely,

Walda Lavroff, PhD
NBCA board member (for President Gordon Certain who is away)
& Chair NBCA Land Use/Zoning Committee

Cc: Commissioner Steven Cover, AICP
NBCA board
NBCA L?Z Committee