

May 29, 2002
DECA Board of Directors
Special Meeting to Discuss Shallowford Road Development

- The meeting was held at Wayne Daniel's house in Appling Heights.
- Realtor Neno Schildgen, w/Jenny Pruitt Realty and Developer Sheffy McArthur, with the Dryman Team, discussed potential development on Shallowford Road.
- Nino has sold 6 duplexes on Shallowford Road and she said the owners seemed to be unhappy with the situation because they are having difficulty keeping them in good condition and they are always being cited for code violations.
- Neno talked with Wayne about redeveloping the area and they organized the meeting.
- Sheffy said that the entire area is zoned as low density residential through 2015 and changing it would require rezoning.
- DeKalb County is currently not taking applications for residential to residential rezoning (duplexes to town homes (4.3 units/acre)).
- Most developers want 4-8 units/acre.
- Developing new houses for low density would be expensive; there could be asbestos in the houses and then tear down costs would be tremendous
- DECA informed them that, in the past, we had a 7-0 Commission vote in our favor to oppose rezoning of Shallowford to commercial.
- Sheffy discussed a Neighborhood Shopping District/Retail Development, combined with some high density residential.
- Nino reported that she has contacted 20 of the 30 owners on Shallowford and they all would be willing to sell... "for the right price."
- Last year, the duplexes were selling for \$148-168,000.
- In order to develop it, they need more depth than just the duplex properties... they talked about tearing down and redeveloping nearly all of the Whispering Hills Neighborhood (including Woodgreen and Whispering Hills Drive)!
- Sheffy will talk with Wayne more about the current zoning status/process in DeKalb County and to discuss more about the "pulse of the county". Then Sheffy will contact Commissioner Elaine Boyer to get an idea of what the Commission might support.
- If they think the Commission would approve redevelopment and if the community supported it; they will draw up some preliminary plans.
- Sheffy has previously developed a property at Perimeter Ridge on Hammond Drive/Glenridge.

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Meeting adjourned. If any additions or corrections need to be made to these minutes, please email decasecretary@mindspring.com.