

**HIGHWAY 78 COMMUNITY IMPROVEMENT DISTRICT (CID)
BOARD MEETING #14
March 17, 2004**

Attendees

Board Members:

Kenny King	Art Mezzullo	Larry Pearson	Dean Robinson
Pat Hoban	Forrest Adair	Bill Gower	

Brett Harrell, Executive Director

Absent: Emory Morsberger

Special Guests: Pat Harris, Parker Business Court, Mayor Jerry Oberholtzer, Jeff Timler and Jessica Roth, City of Snellville

Call To Order

Chairman Kenny King called the meeting to order at 1:35 pm. Everyone on the Board and in attendance were invited to introduce themselves. Kenny King extended a warm welcome to the CIDs new Board member Pat Hoban.

Mr. Harrell proposed that the agenda be amended to move Item g) Board Member Election, from "Discussion" to "Action" as a motion would be required by the Board in connection with the April Board election. Mr. Gower motioned that the agenda be amended as proposed, which was seconded by Mr. Mezzullo and unanimously approved.

MINUTES

Approval of Meeting Minutes

Mr. Mezzullo motioned to approve the February 18th, 2004 Board meeting minutes which was seconded by Mr. Robinson and unanimously approved.

Committee Reports

No reports.

Action Items

Sponsorship for Snellville Days – Mr. Harrell offered information on Snellville Days sponsorship. Mr. King suggested that the Highway 78 Merchants Association may provide support. Mr. Mezzullo and Mr. Adair agreed. No further action was taken on this matter.

Recommendation on RZC-04-037: rezoning of 2800 Rockbridge Rd. from R-100 to O&I – Mr. Rosselle provided an overview of the rezoning proposal. The proposed conversion of the residence to a law office would require no changes in the structure, parking or changes to the buffers. The proposed use is consistent with the County's Land Use Plan. Mr. Adair pointed out that structure does not comply with the provisions of new Highway 78 Zoning Overlay District. Mr. Pearson motioned to approve a letter to the Gwinnett County Planning Commission in support of the rezoning with the condition that any future

Highway 78 CID

March 17, 2004

Page 2

changes to the property comply with the provisions of 78 Overlay District. The motion was seconded by Mr. Hoban and unanimously approved.

Board Member Election - Mr. Harrell requested that a resolution be adopted to have the election immediately before the regularly scheduled April 21st Board meeting. The schedule of required pre-election activities and the Rules of Caucus were reviewed. The election will be for the two Board seats now held by Art Mezzullo and Larry Pearson. Mr. Mezzullo expressed an interest in seeking re-election and Mr. Pearson advised that he would not seek re-election. Mr. Mezzullo made a motion to approve publication of the required series of legal notices in the Gwinnett Daily Post announcing the April 21st caucus which was seconded by Mr. Robinson and unanimously approved.

Discussion Items

Paxton Lane Interparcel Access (IPA) Plan – Mr. Harrell provided an overview of the initial project kick-off meeting held with the URS planning consultants, key CID Board members and CID property owners Lynn Redner, Regency Realty Group and Ken Shiver, Millennium Motorcycle. URS anticipates it will take approximately 30 days to develop a concept plan and is tentatively planning on presenting it at the April Board meeting.

City of Snellville Overlay update – Mr. Harrell advised that the proposed Overlay District for Snellville has been placed on the City Councils' March 22nd agenda for review and approval. Mr. Jeff Timler, Snellville City Administrator, advised that the proposed ordinance was approved by the City's Planning Commission and that there were only a few minor changes from Gwinnett County's Highway 78 Overlay. The area covered along Hwy 78 had been extended east to Rosebud Road.

Revitalization Task Force (RTF) Update – The RTF consultants, TSW, presented initial findings of the Stone Mountain Highway study to the Pilot Team at GJAC on February 19th. The focal point of the presentation was proposed land use, traffic and infrastructure needs. Key planning strategies were to support existing neighborhoods and focus on developing plans for development nodes at the Yellow River (open space/green space) and Highpoint Road (MUR). Mr. King proposed that the CID submit a consolidated feedback report. The primary concern expressed was the development priorities of the nodes. There was consensus that the initial priority should be placed on developing a comprehensive plan for the Park Place area. Mr. Harrell reviewed feedback from the ARC on the Park Place LCI application.

Landscape Maintenance Contract - Mr. Rosselle provided a brief review of the existing maintenance service. Leach Landscaping has provided top-quality service and has responded in a timely manner to special requests. Mr. King proposed, and obtained consensus, that a separate contract be considered to cover side streets and asked that Mr. Rosselle prepare a side street list and associated map for review. Mr. Mezzullo proposed that the new contract be expanded to include the annual application of pre-emergent treatments on the Highway 78 shoulders.

Highway 78 CID

March 17, 2004

Page 3

Gwinnett County Wrecker Response – Mr. Robinson reviewed the County wrecker coverage map. Efforts should continue to improve response times. Mr. Adair suggested

The State Patrol's "Steer It and Clear It" campaign should be more aggressively communicated to the public.

Board Reports

Chairman's Remarks – The Merchants Association is planning to start promoting the Shop 78 program. Chairman King would also like to investigate the viability of establishing a bus-type trolley service along 78 between Snellville and Stone Mountain Park.

Mr. King stated that in the near future URS will help the CID develop and administer the circulation of an RFP for our comprehensive landscape plan for the median project.

He also said plans are underway to send letters and parcel specific right-of-way maps to all car dealers and equipment rental companies seeking their support in keeping the highway right-of-way clear.

Treasurer's Report – Mr. Gower provided a summary of the CID's financial status. As of February 29, 2004 the CID account balance was \$151,475.86 with an additional \$150,122.65 in CD's. The CID's monthly P&L and Balance Sheet were included in the meeting reference binder. The Gwinnett County Tax office is doing an excellent job with CID tax collections. To date 98.5% of the 2003 CID taxes have been collected and transferred to the CID account.

Maintenance and Security Team results – Mr. Rosselle summarized the February reports for Maintenance and Security. Leach Landscaping collected a total of 80 bags of trash in February. The Security Team's new Business Owner Visit program resulted in a total of 89 visits during February. Mr. Harrell reviewed the CID's plans for a project to remove illegally dumped tires on Vecoma Lane. Gwinnett Clean & Beautiful will be asked to assist with identifying resources needed to complete the project.

Mr. King reported that he has obtained support from Lisa Deaton, Manager of GDOT's Wildflower program, to plant wildflower beds in the vicinity of the Park Place Bridge. Mr. Rosselle has made plans to conduct a field survey with Lisa next week to determine specific bed locations. The planting will occur early this summer.

Executive Director's Update – Mr. Harrell reviewed the status of key activities undertaken during the last month. A summary of items reviewed is included in the meeting reference binder.

- Mr. Harrell has been meeting at the Capitol with key leadership in the CID Alliance to support key Transportation related legislation now in progress.

Highway 78 CID

March 17, 2004

Page 4

- GDOT's ROW acquisition consultants are planning a meeting with "right-of-way" property owners at Vecoma on April 13th from 4-7 p.m. The purpose of this meeting is to explain the right-of-way acquisition process and answer questions.

- Work is now underway to publish the March CID Newsletter within the next few weeks.

Board Member's Remarks –

Mr. Pearson requested that he be placed on record for two items:

1. In responding to the RTF Study, the CID should push for having sewer infrastructure work completed. This is a key aspect of development and many areas along 78 have no sewer service. Snellville Mayor Jerry Oberholtzer suggested that sewer infrastructure could be funded via the County SPLOST funds.
2. The CID needs to push to have future buildings constructed along 78 located as close to the highway as possible so that interparcel access can be positioned in the back of the parcel.

Announcements

The next monthly CID Board meeting will be April 21st, 1:30 p.m. at Snellville City Hall.

Public Comments

None.

Adjournment

By acclamation, the meeting was adjourned at 2:45 p.m.

Respectfully submitted,

Dave Rosselle

Secretary