

**Charles B. Aycock Neighborhood Association**  
*Board of Directors Meeting Minutes*  
*for*  
*November 27, 2005*

**Present:** Betsey Baun, Maliq Culbreath, (alternate), Mebane Ham, Tracy Lamothe, John Mandrano, Mindy McReynolds, Jacynthia Mitchell, Steve Ruzicka, and Dave Wharton.  
**Absent:** Ritch Chapman and Miki Moore.  
**Guests:** Chet Arnold, David Horth, Jerry Leimenstoll, and Robert, Amanda, and Liam Charest.

**Meeting called to order at 7:00 pm by Board President, Betsey Baun.**

**I. MINUTES**

Minutes from the October 23<sup>rd</sup> meeting were not formally approved at this meeting. The minutes for September, October (already sent out), and November will be e-mailed to board members for their approval.

**II. COMMUNITY RESOURCE OFFICER'S REPORT**

**Officer Greg Gardner – no report.**

- Aycock Middle School Parking & Drop-Off - Chet Arnold summarized the problem regarding the Cypress St. school traffic and GDOT's response to his fact-finding phone call of last summer, when GDOT went ahead and changed the signs to 2-hour parking, eliciting a lot of neighborhood e-mail and concerns which jeopardized our credibility with the City. Officer Gardiner and Chet met with the Aycock Middle School's PTA which resulted with PTA president, Daintry O'Brian promising to write a letter about new drop-off and pick-up routines for the students to take home. Chet had met with the City and requested removal of all the 2-hour parking signs from Bessemer to Dewey on the school side. There will now be loading zone signs specifying no parking between 7:30-9:00 a.m. and 2:00-4:00 p.m. (the desired 7:30-9:30 and 3:00-4:00 would not work as there is no criteria in the City ordinances for other than what will be posted). We have Mr. Price's assurance that teachers will comply with the new parking guidelines (Sullivan and Dewey streets and behind the school). The new signs will be put up by next week. Chet suggested we wait one week before beginning reinforcement. To prevent unnecessary redundancy with regard to this issue, Chet requested that contact with the City be left in the hands of those charged with affecting the solution. Betsey asked Chet to return in January to give the board an update.

**III. OFFICERS' REPORTS**

**President's Report – Betsey Baun**

- Dunleath Property Update – Betsey introduced Jerry Leimenstoll, who made a progress presentation to the board. He was not asking for any approvals but was interested in our responses. He will be presenting the same information to the HPC on Wednesday. In an effort to be true to the neighborhood's character, Jerry extensively researched neighborhood housing types and details in order to select massing and elements appropriate for the Chestnut Street facing properties at Dunleath. His research looked at 174 buildings and especially at their windows, entrance doors, porches, and dormers. All the contributing structures in this neighborhood have porches so that is a critical element. Jerry presented a slide show of the basic house structures with their gables, porches, and dormers. He indicated that the richness of these neighborhood forms is what he wants to bring to the new designs. He is not trying to replicate anything that exists, but is inventing a whole new building type for the neighborhood. After analyzing those elements he developed some guidelines that will bring those important neighborhood details into the proposed townhouse designs. He showed a proposed elevation and section of a single 3-story townhouse unit (approximately 2100 sq. ft.). The proposal indicates a brick exterior with Hardi-plank detached garages. Jerry appreciated board members' comments about the concept of brick vs. Hardi-plank garage attic vents, window size conformity per unit, and the possibility of staggering the buildings or mixing materials.
- Summit Avenue Corridor Study – Betsey opened the general discussion/review by asking for comments about the Nov. 10<sup>th</sup> meeting. Mindy presented her concerns about issues that had been repeatedly established

as having clear neighborhood consensus in the Strategic Plan, but seemed to be missing from the presentation or were not fully addressed. Tracy felt there was not enough information about Summit Avenue itself, and was concerned about the feasibility of putting canopy trees on private property. Jacynthia thought the presentation was phenomenal and was grateful to the time City staff put in during the meeting. Steve thought the presentation considered Summit. John thought the focus has gotten shifted. Dave was happy about Glen's regulatory slant rather than the Charrette's overlay zoning proposal. He felt that less can be done about Summit Avenue and that Yanceyville has more possibilities, and that the City responded to our request that Summit Avenue Study consider the War Memorial study area as well. In addition, this gives the neighborhood and city more for their money. The Summit proposals were disappointing and that the burying of power lines should be a long-term goal. Betsey had talked to Karen on Wednesday and she reported that Duke Power is adamant about not burying the lines. Betsey suggested that as a long-term strategy, someone should research the costs Duke incurs annually over a period of time to provide hard data showing the advantage in the long run to burying the lines. She also emphasized the importance of the area around the Farmers Market and the War Memorial Stadium, as they are whole-city attractions. If we are going to receive any bond money for our area, it will be important to have attractions that other city resident's use. Mindy spoke again about her concerns about misplaced emphasis (extensive work addressing the stadium area), and that there were specific and important issues outlined in the Charrette book and in the Strategic Plan that weren't even mentioned in the presentation (safety concerns crossing Yanceyville near the school). She asked who is representing the neighborhood's interests at all the meetings HadenStanziale has with the City. Jacynthia acknowledged Mindy's anger, but hoped it could be used constructively rather than negatively. Steve suggested the shortcomings should be addressed. John agreed and said he trusted Mindy was representing her concerns as accurate, and felt we should follow up. Dave wants to look at the Summit/tree median issues; median shapes, and has concerns about some of the roundabout placements. Dave stressed that there have been different layers of analysis. The Charrette study did not have the time to go into huge depth and the strategic plan is built on opinion versus analysis. The current study is about analysis. Betsey reminded that this was an evolving piece of work and this study is building on the prior two and trying to offer options that are workable. Mindy also talked about the Market Study and the indication that there was more than twice as much retail space available in the study area as there was demand. Dave and Steve emphasized that performance will settle out any retail development. Jacynthia felt that neighborhood priorities have changed. Dialogue ensued about new urban centers. Dave Horth (moderator) suggested we create a matrix to present a factual comparison of the Strategic Plan points to what is missing in the current study.

The following motion passed unanimously:

*As soon as possible Mindy will list our concerns/desires in a matrix (such as David Horth described) that point to the Strategic Plan, and send them to Betsey so she can forward them to Karen and Stefan-Leih.*

- War Memorial Stadium - Betsey reported that historians have been brought in to ensure that any proposed changes will not adversely affect the structure's historical status, and that City planners are excited about this project. We are 'groundbreakers' according to some.
- Max Thompson - Betsey reported that the City Council officially renamed the Hendrix Street Bridge in Max's honor. Steve Ruzicka agreed to take on the task of contacting GDOT to determine how to obtain and affix the plaques indicating so.

#### **Vice-President's Report – Tracy Lamothe**

- Luminaries – will cost more this year. She is trying to enlist the Triad Interfaith Youth council to sing carols. Mebane will be providing cookies, and Tracy the cider. This year's focus is to really concentrate on placing all possible luminaries, and to create press awareness.
- Neighborhood branding – Tracy wondered if we could financially assist realtors advertise houses for sale in the neighborhood while creating neighborhood awareness at the same time. Jacynthia suggested we establish a logo and tag line before any 'neighborhood' advertising takes place. Dave also felt branding and public art would help unify and identify the neighborhood. Betsey asked Jacynthia to head a task force to develop a marketing/branding initiative for the neighborhood.

### **Treasurer's Report – Jacynthia Mitchell**

Accounting – QuickBooks is still being transitioned from Tracy. Newsletters were paid for and newsletter advertising income is being deposited.

711 Park Avenue – Jacynthia reported that the house has been sold and that our \$3000 fee should be forthcoming. Betsey commended Jacynthia on a yearlong job well done.

## **IV. COMMITTEE REPORTS**

### **Community Watch – John Mandrano**

No report.

### **Beautification – Ritch Chapman (absent)**

No report.

### **Newsletter/Website – Dave Wharton**

- Fall 2005 newsletter – was distributed. The next one will go out on February 15<sup>th</sup>, so article deadline is February 1<sup>st</sup>. Mindy volunteered to write an article about Jerry Leimenstoll's research and presentation about the Dunleath development. Tracey suggested Dave sell Valentine personals as a fund-raiser.

### **Code/Zoning Enforcement – Dave Wharton**

- Bill Pixley's house on Cypress – The petition has been turned in.
- 415 E. Hendrix Street – Ann Finn e-mailed Dave about this illegal property (no electricity or water) being rented. Dave contacted the City and they responded the following day.

### **Neighborhood Congress ([www.gnc-nc.org](http://www.gnc-nc.org)) – Dave Wharton**

- Representation - Dave reported that our neighborhood has two representatives, but Chuck Newell is now gone and Dave had to miss the past two meetings. Although we are allowed only two votes, it was unanimously passed that:  
*All Charles B. Aycock Neighborhood Association board members are representatives of our neighborhood to the Greensboro Neighborhood Congress, with the understanding that we have only two votes.*  
Betsey agreed to write a letter to that effect to the GNC, listing the names of our representatives. Their next meeting is Dec. 8<sup>th</sup> (potluck) at 7:00 p.m. at the Central Library.

### **Design Review Committee and Historic Preservation Commission – Mindy McReynolds**

No reports.

### **New Business**

- Max Thompson Bridge 'Icicle' lights – John would like to hang icicle-style lights overhead on the bridge and is willing to provide the electrical power. He will contact Robbie Coltrane in Parks & Recreation, and Adam Fisher at GDOT to assess feasibility.
- Sternberger Park Pergola lights – Tracy will check with Tom Franklin to see if he has the lights from last year. There is power at the park and the board authorized her to spend up to \$50 for lights (if needed) and a timer.

**Next Board Meeting:** Sunday, January 22, 2006 at 7:00 p.m. in the community room of St. Leo's Place.

**Meeting Adjourned:** 10:05 p.m.