

Waverly Terrace Neighborhood Association Meeting Minutes

Date, 6/25/2015, 7:00 P. M. at the Early College Academy School

Attending: Tom and Stephanie Smith, Libby Smith, Brenda Hall, Dianne Armstrong, Karen Holloman, Bert Talley, Mike and Peri Johnson, Becky Antrobius, Susan Willard, Bill and Mary Jo Gaddy, Mike Lincoln (past owner of home on Beacon Ave)

- I. Meeting was called to order at 7:15PM
- II. Minutes were read and approved with corrections to spelling “Stephanie” Smith and Kevin “Herrit”
- III. Old business – None
- IV. Committee Reports
 - a. Code Enforcement – Stephanie Smith – None reported
 - b. Awareness – Mike Johnson www.waverlyterrace.org – None reported
 - c. Fundraising – Vicki Pample - No reported given. Becky - since we a becoming a construction zone (Industrial School) , we can’t do Yard Sale for foreseeable future
 - d. Improvement – Brenda Hall - No reported given
 - e. Treasurer – Becky Antrobius - Same as April report (No change)

V. New Business

Diane – What is status of house on Rose Hill? Mary Jo, “Owner is getting it ready to rent it out.”

Becky – White house = owner is getting it ready to move in this winter.

They have gutted the kitchen and two bathrooms. And, removed flooring in breakfast nook. The couple wants to become active in the association.

Industrial School Renovation

Contractor to sign agreement this week to begin work

Libby contacted them to cut the grass

Bert – still getting trespassers entering the school

Church – possible sale to a church organization with 50/50 chance to close

Rezoning – Libby talked with Kevin Herrit after receiving the first letter

Group received the first letter in May

Second letter going out in June

Third (final) letter going out in July

Then a city council meeting will be held to hear residence owner's opinions

We will need to attend this meeting

501c3 Status, Becky & Stephanie - 98% complete

Need to complete the Association By-Laws

Will use another association's by-law as a template for ours

Need to appoint a Board of Trustees (7 members)

PO Box had been purchased at Hamilton Road office

Will try to complete with next couple of weeks

Goal is to have Trustees list and By-Laws ready for approval at July Meeting

Diane Armstrong – Feral cats are in the house next to her home. Brenda Hall will pass information she has about a catch-spade-release program.

Trees – some of the trees planted last year have died.

Can we remove them?

Libby will call about replacement and or removal

As a Fall project, we can put pine straw around them

Becky – Will host a pot-luck movie night in the fall.

Bill recommended Knox Extermination (\$38 @ month) for mosquito control

Is animal and environmentally friendly

VI. Next Meeting – Thursday, 7/23/2015, 7:00PM, Confirmed with Susan Willard
Early College Academy, 2701 11th Avenue

VII. Meeting adjourned at 8:15PM

-----Last Meeting-----

Waverly Terrace Neighborhood Association (“WTNA”) Meeting Minutes

April 16, 2015 at the Early College Academy School

Attending: Libby Smith, Brenda Hall, Holly Talley, Mike and Peri Johnson, Becky Antrobius, Vicki Pample, Susan Willard. Guests, Will Johnson, Chief of Zoning Columbus and Kevin Herrit, Principal Planner of Columbus also attended.

- VIII. Meeting was called to order at 7:10PM

- IX. Minutes were read and approved with no changes. (Attached)

- X. Old business – none reported

- XI. Committee Reports
 - a. Code Enforcement – Steffani Smith. Not present.

 - b. Awareness – Mike Johnson www.waverlyterrace.org . Not reported.

 - c. Fundraising – Vicki Pample
Successful yard sale this past weekend – made \$509
Movie night, at school, was rescheduled to fall

 - d. Improvement – Brenda Hall. Not reported.

 - e. Treasurer – Becky Antrobius
 - i. Submitted treasurer report (See below),
 - ii. She is filing 501C3 with IRS next week. There is a \$400 filing fee. With the 501C3 status comes the requirement to keep good professional records of our income, receipts for purchases, receipts for payments/reimbursements and a clear ledger of record. Members unanimously approved filing,
 - iii. She asked permission to get WTHD biz cards printed. Members approved,
 - iv. Steffani got WTHD PO Box. This is required for 501C3 status. Cost is \$92. Members approved.

Treasurer report

Bank Account:

April of 2014- Balance \$1,400

- \$385.60 (For Entrance Signs HCF check # 3377 May 12th 2014)

June 2014 – Balance \$ 1,014.40

+ Money from the yard sale: \$896.27

+ Check from Mike and Peri Johnson: \$100

+ Check 9308 from Karen Holloman: \$20

New Total: \$2,030.67

Cash Box:

The Prior balance of our cash box was \$875

- \$103 for Xmas wreaths

- \$94.09 for landscape materials

+ \$509 from Yard sale

- \$92 for P.O. Box (Needed in order to gain 501C3 status from IRS)

New total: \$1,095.11

Total amount of available funds: \$2,708.78

XII. New Business

- a) Rezoning - Will Johnson, Chief of Zoning Columbus and Kevin Herrit, Principal Planner of Columbus shared information about Waverly Terrace rezoning. Currently WTHD is zoned as RMF1, which means residential, but property owners may subdivide their home into a multi-family residence with up to six units. Homes can be rezoned on an individual basis to Single Family Residence (SFR). Once a home is zoned as SFR, it is difficult to rezone back to multi-family. The long term impact is improved home values and marketability of Waverly Terrace Historic District.

They mail letters to every property owner in Waverly Terrace to encourage rezoning (See sample below). There is a succession of three letters

sent over a three month period. The mailing list will be shared with the WTHD association. After the letters are sent, the process will begin to rezone the homes that commit to being rezoned to Single Family Residence.

The process takes 6 to 8 months from start to finish. As new buyers come in, they will see the positive impact rezoning has on the neighborhood and hopefully commit to following the Single Family Residence zoning. We can/will include 12th street homes because they are contiguous property to WTHD. Mike made a motion to begin the process. Libby seconded. Motion carried unanimously.

Roadmap for Rezoning:

1. Kevin Hewit will forward residential owners mailing list to Libby Smith
2. WTHD Association will canvas neighborhood and encourage home owners to rezone to Single Family Residence.
 - a. Becky – 10th Street & Hamilton
 - b. Libby & Beacon – Beacon Ave
 - c. Mike, Peri and Brenda – Peabody Ave

DEADLINE – May 7th get interested owners names to Becky

DEADLINE - May 10th Becky to deliver owners names to city Rezoning Dept.

- b) **Movie night May 22nd at Becky and Marc's home.** BYOBlanket.
 - c) Postponed movie at school until fall.
- XIII. Next Meeting – Friday, 5/22/2015, 7:00PM, at Marc and Becky's home. This will be a "Movie Night" and in lieu of regular meeting. So, bring your own blanket and libations.
- XIV. Meeting adjourned at 8:22PM

Sample Rezoning letter

November 30, 2012

XXXXX
XXXXXXXX
Columbus, GA 31906

RE: Rezoning Opportunity

Dear XXX:

In previous decades, zoning decisions for areas of MidTown were not always based on the goal of preserving stable neighborhoods. Consequently, a number of single family homes and vacant lots were zoned for multi-family use even though they are, and always have been, single family homes. This mix-match of use has resulted in a number of owner-occupied single-family homes being “non-compliant” under current zoning law, and this can create problems for owners.

MidTown, Inc. is partnering with the Columbus Consolidated Government to facilitate the rezoning of non-compliant properties within MidTown’s six National Register Historic Districts. Your property has been identified as eligible for this opportunity to rezone to bring it into compliance with its current single family use.

This is an effort that advances our mission to “sustain and enhance the neighborhoods and businesses within MidTown Columbus.” Proper zoning discourages vacant properties and demolition, and helps stabilize neighborhoods. We have worked to streamline this process for the property owners, and the City has waived the usual fees associated with rezoning applications. Here are a few facts that you may want to consider:

- Taxes are based upon the use of the property, not zoning. Your taxes will not be affected by rezoning into compliance.
- A single family home with an incorrect zoning is a non-conforming use, preventing refinancing. A non-compliant zoning does not allow for alterations to the structure, such as an addition.
- As a non-conforming use, it also prevents you from selling your house. Underwriters will not approve a mortgage for a single family home unless it is zoned properly.
- The usual rezoning fees range between \$700 and \$1,000. **This is a one-time opportunity to rezone your property into compliance—and help stabilize your neighborhood—with no associated fees.**

You may contact Will Johnson in the City Planning Department at 706.653.4116, for further information.

Sincerely,

XXXXX
Executive Director

XXXXXXXXX
President

