



Hidden Hills Civic Association, Inc.

2008
EXECUTIVE BOARD

March 24, 2008

PRESIDENT
KATHRYN BRICE

Dear Neighbors,

VICE PRESIDENT
COMMUNITY AFFAIRS
WENDALL ERVIN

Hidden Hills and surrounding neighborhood residents are working with all property owners to promote better development in our area. We envision a community that is attractive and served by a pleasing mix of successful businesses. **We invite you to participate in crafting the details for a new zoning designation for this community.**

VICE PRESIDENT
EXTERNAL AFFAIRS
KENNETH SAUNDERS, III

We are working with the DeKalb County Planning and Development Department **to create an overlay district** that will encourage vibrant, well-designed, pedestrian-friendly development. **Our kick-off meeting is at 7:00 p.m., April 3, at Berean Community Center, 2440 Young Road.**

TREASURER
VERNON ROSSIN

Overlay zoning districts have helped to create commercially vibrant corridors in Dunwoody, the Stonecrest Mall area, and Roswell, to name just a few areas. DeKalb County recently designated key intersections in our area as Neighborhood Centers, thus allowing mixed-used development and increasing return on investment for property owners. **With your input, we will craft an overlay district** that determines how the streetscape should look, how buildings should be constructed, and the types of businesses to allow in the neighborhood. **Such details will improve the aesthetic appeal and the commercial value of the property.**

SECRETARY
CHRISTINE FORTUNE

The property owners in this community will make all decisions about the overlay codes. Please come to the April 3 meeting. DeKalb County planners and staff will explain the process. In the coming months, we will come to a common vision of what we want for this community. Come to the first meeting to learn how your property may be affected and how you can be involved.

MEMBERS AT LARGE
ROD FRIERSON
HAROLD HARDEE

We look forward to working together.

Sincerely,

Jan Costello
Hidden Hills Overlay District Coordinator

(Turn to the back for a brief synopsis of the proposed overlay district.)

P.O. Box 241 ☞ Stone Mountain, GA 30086 ☞ 770-322-5557 ☞
hhcmail@yahoo.com www.hiddenhillslink.org

Facts on the Hidden Hills Overlay District

THE PROPOSED BOUNDARIES: *Covington Highway, South Hairston, Redan Road, and Young Road. The proposed district will cover all commercial zones next to these streets and the neighborhoods within the boundaries.*

THE BENEFITS:

- ? promotes mixed-use development, providing higher return on investment
 - o multi-level retail, dining and office space encouraged
 - o higher densities allowed
 - o attractive common grounds created
- ? permits zoning changes without going through the customary, lengthy process
- ? protects existing neighborhoods
- ? preserves greenspace
- ? enhances the tax base of DeKalb County
- ? creates self-sustaining communities

Using overlay districts to create high quality growth is an idea that has been tested in cities across America. With our overlay district, we can create an economically healthy and beautiful community.

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***Stay informed!* Send us your e-mail address so that we can tell you about our progress and upcoming meetings. Write HHCAmail@yahoo.com and ask to be put on the Overlay District mailing list!**