



winnona park neighbors association

# NEIGHBORS NEWS

Volume 4, Number 2 **WINNONA PARK NEIGHBORS ASSOCIATION NEWSLETTER**

April, 1980

## **WPNA Annual Progressive Yard Sale May 17th**

The Winnona Park Neighborhood Association will sponsor its third annual neighborhood yard sale on May 17, 1980. This is a unique opportunity for yard sale enthusiasts - don't miss it! Maps showing the location of each participating yard sale will be made available at the Winnona Park Elementary School from 9:00a.m. until 4:00 p.m. In case of rain, the sale will be postponed until May 24th.

Those neighbors interested in participating with a yard sale should contact Roger Edwards at 373-1842 (home) or 939-5393 (work) or Penny Wistrand at 373-2571, ext 240 by Monday, May 12th. WPNA will arrange for permits with the City for each participant and provide posters, maps, and advertising at the South Decatur Spring Festival and in all local newspapers. There is a \$2 fee for each participant to cover the advertising expenses - no additional charges. A "consolidated" yard sale will be held on the school grounds for those having only a few items to sell. If you have questions contact Roger at the numbers listed above.

## **Help Needed**

Winnona Park area residents from 3rd grade and up are needed to work on preparing and/or delivering the WPNA Newsletter. We are trying to arrange for a delivery person for each street to minimize the effort involved for each individual. We especially need people for the following streets:

Park Drive	Chevelle Lane
Midway	Walnut Street
Driftwood Terr.	Kirk Road
Candler Drive	Buchanan Terr.
East Pharr Rd	Driftwood Place
Candler (from Midway to Chevelle)	

If you can help, please call Susan Purdom at 378-2931 or 377-5531.

## **NEXT MEETING: May 2nd**

The next meeting of the Winnona Park Neighborhood Association will be held Friday, May 2nd at 7:30 p.m. in the Fellowship Hall of the Columbia Presbyterian Church on the corner of Columbia Drive and Kirk Road. For those who can come early, a pot luck supper will precede the meeting, so bring a covered dish and drink and come at 6:30 for supper. Utensils and plates will be provided.

The program will focus on the plans of Lullwater Schools and Wales Thomas for new building in our neighborhood. A representative from Lullwater will be present to explain their plans and answer questions from concerned neighbors.

### **New Officers:**

President - Jim Bonner  
Vice-President - Roger Edwards  
Secretary - Mildred Simmons  
Treasurer - Allen Price.

## **South Decatur Spring Festival and Decatur Derby May 10th**

The Community Center of South Decatur (old Scottish Rite Hospital) will sponsor its first annual Spring Festival on May 10th from 10:00 a.m. until 6:00 p.m. at the Community Center at 321 W. Hill Street. Booths will offer a wide variety of entertainments and food, and arts/crafts will be on display inside the center. Any group or individual interested in participation in the festival should contact Lynn Deardorff at 377-8010 for more details.

Preceding the Festival, at 9:00 a.m. the Decatur Recreation Dept. will sponsor the Decatur Derby. This road race will start in front of the City Hall and will consist of 3, 6, and 9 mile runs. There is a small entry fee and "Decatur" t-shirts for those who finish.

# Zoning Problems

Local builder Wales Thomas has applied for rezoning of lots at 334 and 344 South Candler Street. His intention is to build 16 town home units in that area and is asking that the city rezone the property from R-60 to HDSF-2 (High Density Single Family, Two Residential District).

Lullwater School, Inc. has also purchased property on South Candler and is planning to build a private school. It is apparently assumed by Lullwater that no rezoning is needed, although building plans must be approved by the city for compliance with the zoning, building, fire and drainage codes.

These events have sparked a great deal of interest among Winnona Park residents about the zoning laws that apply to our area.

The following is an excerpt from the zoning code showing zoning requirements for two of the zoning districts, R-85 and R-60. It shows the type of uses permitted as well as lot and yard requirements. Any property which was non-conforming at the time the zoning laws were passed is allowed. But all new buildings must meet these requirements unless a variance or rezoning is permitted.

Most of the Winnona Park area is zoned R-60. To change the zoning, a property owner would have to apply for a rezoning of the lot with the City's Planning Committee. A public hearing would be held to decide whether to recommend the rezoning to the City Commission. Notice of the hearing would be published in the legal newspaper and a sign posted on the property. People in the area should attend such hearings and let their views be known - before a decision is made by the Planning Committee.

A hearing on Wales Thomas' application will be held on May 8th at 7:30 p.m. at City Hall. This and the Lullwater School, Inc. plans will be discussed further at the next meeting of the WPNA.

## Neighbors' Exchange

Share your talents, services, products, etc. Call Penny Wistrand (373-2571, ext. 240 or 378-6391) or Susan Purdom (377-5531 or 378-2931)

Made to Order: Handmade items such as crocheted booties, blankets, ladies and kids hats and mittens. Call Cean Johnston at 377-6291.

Winnona Park Paper Sale: May 31st - June 5th. Proceeds go to PTA. For information, call Catherine Carter 373-6187.

Leash law reminder from neighbor on Inman who's been having trouble with loose dogs.

Sign painting: call Patty Banta at 377-6256.

### Districts

#### R-85 (SINGLE-FAMILY RESIDENTIAL)

##### Permitted Principal and Accessory Uses and Buildings

1. Single-family dwellings.
2. Public parks, playgrounds, community buildings, museums, libraries, art galleries.
3. Public elementary and high schools, private and parochial schools having substantially the same curriculum as public schools.
4. Public utilities, buildings, structures and land.
5. Churches and other places of worship.
6. Accessory uses and buildings clearly subordinate to principal uses and not involving conduct of business or occupation upon the premises or operations not in keeping with the residential neighborhood.

##### Minimum Yard Requirements

Depth of Front Yard Ft.	Width of Side Yard In Ft.	Depth of Rear Yard Ft.
50	Interior: 15 Corner: 25	40

##### Minimum Lot Requirements

Total Area in Sq. Ft.	Total Area Per Family Sq. Ft.	Minimum Width Ft.	Minimum Depth Ft.	Maximum Coverage Percent
One-Family: 15,000	15,000	85	150	20

#### R-60 (SINGLE AND TWO-FAMILY RESIDENTIAL)

##### Permitted Principal and Accessory Uses and Buildings

1. All uses permitted in the R-85, Single-Family Residential District.
2. Two-family dwellings.
3. Accessory uses and buildings clearly subordinate to principal uses and not involving conduct of business or operations not in keeping with the residential neighborhood.

##### Minimum Yard Requirements

Depth of Front Yard Ft.	Width of Side Yard In Ft.	Depth of Rear Yard Ft.
30	Interior: 10 Corner: 15	30

##### Minimum Lot Requirements

Total Area in Sq. Ft.	Total Area Per Family Sq. Ft.	Minimum Width Ft.	Minimum Depth Ft.	Maximum Coverage Percent
One-Family: 9,000	9,000	60	120	30
Two-Family: 12,000	6,000	70	120	

## Playground Update

On March 15, at Winnona Park School neighborhood volunteers planted trees and shrubs, distributed wood chips under play equipment, cleared a truck-load of kudzu and prepared a bed for planting by the school children. All this was made possible by donations of over \$100 from local residents and donation by many, both those with children at Winnona Park and those with no school-age children, of their time and labor. To all who contributed to the project, a note of thanks.

JUNE 6 & 7 are target dates for building steps at the playground. Railroad ties donated by Southern Railway will be used thanks to the efforts of Jo Deck and Homer Brewer (Derrydown Way), a Southern Railway employee. Contact Jo at 378-8148 if you can help.