

**Board of Directors Meeting Minutes  
Druid Hills Civic Association  
October 20, 2004**

**Welcome and Introduction of Visitors:**

Visitors included Ray Strychalski of EDAW, Manuel Pedron of Perkins and Will, Stuart Meddin of AIEV, Brian Shaw of Emory and Executive Director of CCTMA, Hector Morales of Silverman, Davis Fox of AIEV, Barbara Beggerman of Rock Creek Watershed Alliance, Bobby Buckler, Susan Garret and Kathie Gannon.

**Approval of Minutes:** The September Board Minutes were approved without change.

**AIEV Update - Davis Fox:** Davis Fox of AIEV introduced the Design Team from EDAW. Ray Strychalski presented the concept design for the Round about at Oxford and North Decatur and the plazas which will adjoin it. The plan calls for Oxford to be moved onto the area currently on the Emory campus which is occupied by a ravine. This will give more land to be used as public space adjacent to the current site of the gas station. This will open up the space. The conceptual plans will be placed on the AIEV website.

**Nunan Property Update - Bobby Buckler:** The Historic Preservation Commission had denied a COA for Mr. Buckler's concept of subdividing the Nunan property into 5 lots with 3 of these being flag lots. The Board of Commissioners overturned the HPC. Mr. Buckler could now go ahead and divide up the property into these 5 lots. Mr. Buckler desires to work with the community and has proposed two alternative plans. One of these is a design of 5 lots on a cul-de-sac. The third option is for the property to be divided into 5 radiant lots, all with a small amount of frontage on Clifton Road. With this third option, all the homes would have to be set back on the rear of the property to allow houses of 4,000 to 8,000 sq. feet. This concept would allow the front of the property to remain wooded as it is now. Mr. Buckler would include covenants on the property to insure that this happens. Mr. Buckler finished his presentation and excused himself. Susan Garret, DHCA's lawyer then explained that working with Mr. Buckler was really our best option. We could engage in further litigation, the successful outcome of which is highly unlikely. This could also result in the designation of the concept with flag lots being set down in a legal decision making it harder to prevent such lots in the future. The Board discussed the pros and cons of the three concepts and agreed that the last concept with 5 lots with Clifton Road frontage was the best choice. Jeff Rader moved that the Board direct Susan Garret to negotiate the settlement in favor of the last concept with the understanding that the position and design of the driveway was negotiable. Alida Silverman seconded the motion. The vote was unanimous in favor of the motion.

**CCTMA Update - Rolf Grun and Tricia Elam:** Rolf reported that the CCTMA study had been extended for 3 months to allow for more neighborhood input.

**Georgia Power Line Maintenance Update - Jay McMullan:** Jay reported that power line right-of-way maintenance began in September on 3 streets where power lines run at the rear property line in the backyard. Spence Rosenfeld has reviewed the work done on Emory Road and does not have any concerns with the work done. Jay has written a letter to Georgia Power outlining guidelines for the work done and for property owners' rights. It was approved for Jay to send the letter. It was also discussed how to make property owners aware of the guidelines. It was suggested that this information might go out in a Community Connections flyer or e-lert.

**Edmund Park Development - Barbara Beggerman:** Barbara Beggerman of the Rock Creek Watershed Alliance presented an update or neighborhood view of the development that was outlined last month by Michael McLaughlin the developer. Mr. McLaughlin has supposedly purchased 2 parcels, one in DeKalb and one in Atlanta. The one in Atlanta is the site of the former Kahn Group Home. This site is surrounded by the nature preserve. Ms. Beggerman's group is most concerned by this parcel. Mr. McLaughlin is proposing 4 homes on this site which would impose upon the nature preserve. Her group would be interested in purchasing the parcel and adding it to the nature preserve. There is some confusion to the actual property title of the parcel and it is unclear whether Mr. McLaughlin has actually purchased the property.

**Announcements:**

- 1 There will be a meeting on the Pedestrian Community District Ordinance on October 25th in Maloof Auditorium

- 2 The Druid Hills Picnic will take place on October 24th. Publix is catering.
- 3 The Home tour will take place April 15th-17th
- 4 The Atlanta Policemen's Ball - A Night in Blue - will take place on November 12th. It was agreed to purchase 4 tickets.
- 5 Judi Shur announced that OLPA is having 2 fundraising events. The first will be a garage sale on the Saturday of the Home tour. IT will be at the Church of the Epiphany. They are seeking donations of items. The second will be a Parks on Ponce Gala to be held at Fern bank in February. They are seeking donations for a silent auction for this event.
- 6 There will be a Cocktail Reception announcing the Bill Kennedy Fellowship.
- 7 The Atlanta Regional Commission is have a State of the Region Breakfast on November 10th. The cost is \$50 per person.
- 8 \_\_\_\_\_ from the Freedom Park Conservancy presented changes to the Bylaws. This primarily has to do with the number of directors on the board and the allocation of seats to neighborhood groups. This will be discussed at a future Board Meeting.

**Public Comment Period:** No speakers

The meeting was adjourned.