

MINUTES
Board of Director's Meeting
7:30PM Tuesday, April 18, 2006
St. John's Lutheran Church

Call to Order, Recognition of Guests - Bruce MacGregor, new President, called the meeting to order. Guests in Attendance included: Lisa DeWinter resident from Rosedale; Davis Fox – AIEV. Davis reported that AIEV has posted new design guidelines on the website. He would like come before the board to discuss next month. Please review prior to the meeting. There will be another public meeting to discuss the guidelines before adoption; and, Michelle Wilson, Resident from Oakdale. She runs the Neighborhood Watch for this street. The neighborhood watch was reorganized after incidence of petty theft. Michelle has also arranged for an Atlanta patrol person to be stationed on Oakdale to discourage speeders. .

Officer's Reports

Secretary (approval of minutes) - Walter Saunders asked that the approval of the minutes be tabled until May due to the fact that no one had received the minutes prior to the meeting

Communications VP - Pam Terry had to be absent. Bruce reported that she has almost finished switching the server which will give us the ability to list serve. We need a PR Committee and a chair to decide what will go on the website. For example, we have had a request from the Friends of Emory Music for our mailing list. We don't do that but we could possibly put a link up on the website or elert. Our guest Lisa DeWinter agreed to serve on the committee. Julie Ralston also agreed to coordinate the PR committee

Administrative Vice President's report: Becky Evans reported that the Board of Director's List and Calendar will be sent out by email tonight. She also had notebooks for new board members to distribute.

Tour of Homes Committee Report – Krista Brewer reported that the Tour is going pretty well – 5 houses and two houses converted to churches will be on the tour. Rain is predicted but we really need to encourage as much attendance as possible.

Joanna Stroud reported that the Artist Market is going to have 23 artists from out of the state, out of Atlanta and intown. Mixture of Mediums and price ranges will be represented. Market runs Friday and Saturday until 7:00 pm and Sunday until 6:30. The market will also serve as a Membership Campaign. The Market is free to members or to tour goers with tour ticket or for \$2 at the door.

Treasurer's Report: Rolf Grun reported that there has been a request to increase the budget for administrative assistance from \$6,300 to \$7,800. Motion was made and seconded to increase the budget figure. Motion carried.

Rolf also announced that DHCA now has Director and Officers Liability Insurance. This will protect the officers and board members in the event of any litigation involving the Civic Association. The premium is \$1,120 with coverage of \$1 million.

1st VP Reports (Land Use, Zoning, Historic Pres.) - Jeff Rader introduced reports on the following issues.

- AIEV Presentation at May 17 meeting – As previously reported, Davis Fox will present the proposed design guidelines for Emory Village as the next meeting.

- Code Updates City of Atlanta Landmark District Ordinance amendments – Alida Silverman is working on this with Susan Garrett. She is waiting for further advice.

- **Issue Updates**

- Nunan – Developers are trying to challenge the validity of the historic district by a lawsuit. Susan Garrett is representing us. We believe that there is no validity to their suit.

- University Inn/ Burlington Road Apartment Development. This parcel runs from Burlington Road to the Clifton Condos (with the exclusion of the Emory Catholic Center. This property is zoned Office and Institutional which allows multifamily housing of up to 5 stories. The O-I ordinance allows “high rise apartments” of at least five stories, but with the proviso that more than five stories must be approved by the Board of Commissioners. The developer in this case believes that he can build a 36 unit, five story apartment building on the 0.75 acre site without a variance. However, those who have reviewed the plan do not believe that this is possible, in that the code requires two parking spaces per unit. The Historic Preservation Commission must approve a COA for any construction on this site. The new owners have stated a desire to work with the neighborhood, but have not indicated their willingness to reduce the height and size of the proposed building. Their initial variance request was denied. This caused them to seek a meeting with the DHCA but nothing has come out of it.

- Briar Cliff Summit – Alida Silverman reports that the Atkins Park Neighborhood has discovered that the Briar Cliff Summit building is for sale. The building was built in 1925 by Asa Candler to serve as an “anchor” for the Druid Hills development. Alida is asking for a Motion to support the building’s nomination as a local Atlanta historic landmark. This would give the city more authority to review any changes to the exterior of the building. Jeff Rader seconded. Motion carried. Alida will draft the letter and submit to Bruce for approval.

- Both the Transportation and Land Use and Zoning Committees are without chairs. Please consider serving as the chair or a member of these committees.

Transportation

- CCTMA is going to increase bus routes. Jeff will look up the website that is studying the shuttle routes. He will distribute this to the board with a question so that we can advise Emory of our position on the shuttles. Mike Mandl, Emory's Finance VP would like time on the Agenda next meeting to talk about the Emory Master Plan.

President's Report

Land use Code Changes, DeKalb County

- **DeKalb Private Street Ordinance** - Jeff Rader reported that this ordinance has been around for the last year. Most community councils are against this ordinance. Last week the planning commission voted to support this ordinance. Some progress has been made in strengthening the ordinance however two key provisions, namely limiting private streets to R-100 zoning designation and to parcels of no fewer than 5 acres, were left out of the ordinance. There are 3 courses of action: 1) Stay the course and oppose the ordinance; 2) try to amend the ordinance on the floor by reintroducing the two missing conditions; or 3) trying for a deferral until April when one the supporting commissioners is leaving the BOC. A motion was made and seconded to empower the Exec. Committee to act in the best interest of the neighborhood. Motion carried.

Code Enforcement: Bruce reported on the following items:

The County has issued demolition and building permits without COAs on Stillwood and University.

Likewise, the County continues to issue Stream buffer variances without regard for established criteria.

North Decatur at Emory Circle. This property has been listed by a realtor as three lots and two houses for sale. The property is currently listed on the tax assessors' map as two lots. The lot may have been subdivided illegally; resulting in nonconforming lot. It remains to be determined how lot subdivision is achieved legally. Paul Shanor suggested a strongly worded letter be sent that the DHCA was not in favor of sub division and would fight it. Krista Brewer moved that the President send a letter to the realtor and property owner letting them know that by policy the DHCA is not in favor of the subdivision of lots. Rob Benefield Seconded. Motion carried.

Joanna Stroud brought up the Lullwater roundabout. Originally, it was the DHCA that was to plant the circle with county money. Thomas Winn would take care of routine maintenance. But the DHCA was not willing to repair damage from

trucks driving up over the circle. The county was not willing to pay for these repairs. Now it is time to talk about annual plantings. Cost is estimated to be \$500 a year for two seasonal plantings. The sign that announces that Thomas Winn is maintaining the circle and that the DHCA is providing the annual plantings. Joanna moved that the DHCA provide up to \$500 a year for annual plant material. Cynthia Tauxe seconded. Motion carried.

Specific Projects

Nunan Site – No action reported

Burlington High rise. Bruce met with Developer who stated he has purchased all of the Univ. Inn Property. Nothing has developed from this meet as of yet.

1312 Stillwood – This is the property where the County has issued permits without a COA. Susan Garrett will look into lawsuit. But it may be too late. Rob Benfield Suggested that a letter be written by the historic preservation committee to the person who has been request to issue the stop work order. Rob moved that such a letter be drafted for Bruce to sign. David Winston seconded. Motion carried. Walter Saunders will draft the letter for Bruce's signature.

Committee Chairs are still needed for the following committees:

Land Use/Historic Pres. A committee chair for the combined committee is needed, who will also chair the DeKalb Land use sub-committee. Members are also needed.

Transportation Committee needs a chair.

External Affairs – Judy Yates has agreed to chair this committee.

Task Forces are needed for:

Changes to R20-30,000 zoning classification so as to fit Druid Hills lots. There are currently no R-20-30,000 lots in the county. So there is a chance that we could change the ordinance to more perfectly fit the Druid Hills lots.

An Infill overlay district is needed for parts of the neighborhood which were built up in the 1950's, such as Chelsea Heights.

Policies are needed for:

Assisting other groups to advertise events (Mailing list was asked for by Friends of Emory Music (Pam Terry will handle))

Crime Alerts similar to e-lets.

OLD BUSINESS

NEW BUSINESS

The meeting was adjourned.