

MINUTES
Board of Director's Meeting
7:30PM Wednesday, August 16, 2006
St. John's Lutheran Church

Call to Order, Recognition of Guests - Bruce MacGregor, President, called the meeting to order. Guests in Attendance included: Jeff Rader, District 2 Board of Commissioner Candidate; Ebony Barley, Asst. Anne Fauver; Sally Sears; and, Cecily Harsch, Atlanta Public School Board Member.

Secretary's Report (approval of minutes) – Walter Saunders presented the minutes from the July 19th meeting. The minutes were approved.

Treasurer's Report: Rolf Grun was not in attendance.

Communications Vice President's Report - Pam Terry was not in attendance.

Administrative Vice President's Report –

Vote on 1st VP – Jim Morawetz was voted in as 1st VP.

Vote on Class of 2007 members Craig Matakis and Mac Platt were voted into the class of 2007

Membership – Dee Daly reported that the new membership application form is almost complete. The Committee is working on the newcomer packets.

Druid Hills Tour of Homes – There is a planning committee meeting coming up next Friday, August 25th at noon. There are some committee positions still available.

Public Safety – Greg Robisch reported that he has started to get the word out to the neighborhood. He is trying to set up an organizational plan, including block captains who can report to division chairs. He is just trying to put out the word that this position does exist.

Community and Lifestyles – Chad Henderson is happy to hear that there is a plan to get block captains in place. He introduced Sally Sears who announced that Druid Hills book clubs have all read Run with the Horseman by Ferrol Sams. Emory is hosting Dr. Sams to speak at Glenn Memorial on Friday night, September 8th.

Round About Update – Thomas Winn has reported that the Robot Man sculpture disappeared in July. A new version appeared this week. Thomas will give a full report next month.

First Vice President's Report –

Transportation – Kirk Larson was not in attendance.

Land Use/Planning/Zoning

Legacy Non-Conforming Lots – Alex Ottley –

Alex reported that before zoning came into effect small lots in areas of Druid Hills were combined. Often one house was built on the combined lots. Now due to increased economic pressures people are trying to redivide the lots. The board needs to think about this and to come up with a policy. The Land Use/Planning/Zoning committee will be meeting next week.

Civic Associations Network (“CAN”) Group – This is a loose network of neighborhood groups formed to address issues of commons concern. First issue is the infill. Alex could use help with different aspects.

NPU Voting restrictions – Camara Jones reported that in a review of the city’s guidelines for NPUs, it was determined that where the NPU is representative of other civic associations, the bylaws need to allow any resident to be able to vote on issues. Currently our bylaws only allow members of the association to vote on issues. This would need to change to allow any resident to vote. Camara will look at out By Laws to draft proposed language to satisfy the NPU voting requirements.

Revisions to Atlanta Zoning Ordinance – do we need a point person?

TAD Advisory Committee – Anne Fauver’s assistant will get the list of nominees and find out who appoints the members.

Moreland – Ponce Corridor – Craig Matakis has agreed to be the point person.

President’s Report – (Status/Update)

Vote on Strategic Plan – Steve Misner – deferred to October.

BOC proposal for appointees to serve at the pleasure of appointer.

This proposal would change the term of office for certain board members to serve as long as the appointer desires. The board is concerned by about the ramifications of this proposal.

Burbanck Property – Bruce MacGregor reported that Emory University is going to buy that property with the DHCA as a percentage owner. Bruce has received the contract and is not sure the DHCA is adequately protected. Tom Gryboski is reviewing the contract.

Clifton Community Partnership – Bruce MacGregor, Julie Ralston and Sally Sears are members. This body will meet twice monthly. Davis Fox reported that Emory needs the concept plan for the new access road to the new hospital within the next 9 month.

Nunan Property Intervention – Rob Benfield reported that this property has spawned 5 separate lawsuits. Case 1 is dead, Case 2 - 5 lot plan approved on appeal by BOC, the DHCA is fighting this one. Case 3 - filed and dismissed but revived as Case 4 on denial of a second COA application, we attempted to intervene but the motion was denied the judge. We have other options. Case 5 challenges aspects of the ordinance. They have filed for a summary judgment. DeKalb County has actually filed response to this motion.

Howard School Redevelopment – Cecily Harsch, a member of the Atlanta School Board, and former resident of Druid Hills, representing the Atlanta portion of Druid Hills. Atlanta Public Schools is interested in purchasing the Howard School property. Morningside School is over crowded by about 300 students. They would like to find an annex for the kindergarten program. That may not ultimately be what happens with the Howard School. What it will actually be used for is up in the air. She believes that the Atlanta Schools would be bound by the Landmark District regulations.

Emory Expansion – Bruce MacGregor would like to set up a committee to review this project.

Old Business:

AIEV Zoning Proposal Update – Davis Fox reported on revisions to the zoning overlay and guidelines. Concerns about parking – parking is based on the zoning use. 667 parking spaces for commercial – 257 parking spaces for residential. There would be 977 parking spaces now.

Height – concerns about the height at the edges of the village – zoning creep. AIEV wants to create an edge characteristic. They have created language that applies to south Oxford road and on North Decatur Road at the Bank of America site and would only allow 3 stories and would have to be set back from the side yard of 7.5'. Also North Decatur site could only have a building that is no taller than the eaves of Glenn Memorial Church. This would apply to the first 50' of property. The second 50' could be 4 stories that could top out at 954' above sea level.

Grocery Store – AIEV has heard from community that there is a desire for a grocery store. They have changed zoning size for retail up to 6,000 sq. ft. unless you are a grocery store which can be as large as 12,000 sq. ft.

Flood Plain - There was a concern about zoning in the flood plain. The flood plain is currently zoned. The flood plain and stream buffer regulations would kick into effect whenever a plan for development services.

Movie Theatre – AIEV has heard from Neighborhood that they want a movie theatre. They have written an exception to the zoning rules for a movie theatre or performance space. This could be larger – 8,000 sq. ft. There would be exceptions to parking criteria and signage regulation – A theatre could have a marquee similar to the historic marquee that was there originally.

Vertical Articulation – AIEV wants to define vertical articulation. Every 30' a building will have to change shape or materials to make it appear as a change in building. A workable door will be required every 60'.

Timeline – Construction of the roundabout and streetscape to start in July '07. There will be approximately 11 months of construction.

NEW BUSINESS –

Establish DH Investment Conservation Group – point person needed.

The meeting was adjourned.