

**MINUTES**  
**Board of Director's Meeting**  
**7:30PM Wednesday, July 19, 2006**  
**St. John's Lutheran Church**

**Call to Order, Recognition of Guests** - Bruce MacGregor, President, called the meeting to order. Guests in Attendance included: Ed Overstreet, residents and Tom Cross, builder.

**Secretary's Report (approval of minutes)** – Amy Stankus (for Walter Saunders) presented the minutes from the June 21<sup>st</sup> meeting. The minutes were approved.

**Treasurer's Report:** Rolf explained the budget which consisted of mostly good news. The Tour of Homes net income is almost \$38,000. This exceeded the income budgeted by \$17,000. Net income for the quarter is \$37,000. We are \$22,000 over budgeted income for the quarter. Rolf said “Our financial position looks good.”

**Communications Vice President's Report** - Pam Terry was not able to attend the meeting. Her report will be presented at next month's meeting

**Burbank Property/Emory University** – Bruce MacGregor

The Burbank Property, located at the corner of Oxford and Clifton – Dr. Burbank died a year ago. He was an esteemed Emory professor. The property is 1.25 acres. Emory has proposed to buy it and turn it into a park. See a letter to Bruce MacGregor from Michael J. Mandel of Emory, dated July 19, 2006 (attached). The Executive Committee has agreed to consider support for this purchase as long as Emory places the property within a conservation easement. Emory also wants DHCA to become a small percentage partner in the ownership to the tune of approximately \$5,000. This sounds negotiable. Purchase of the property would give Druid Hills standing in the Nunan property controversy. Emory would have the Clifton Community Advisory Group (“CCGA”) serve in an advisory capacity on the development plan for the property's a neighborhood park. A list of the members of CCGA is attached.

Attendees questioned why Emory does not buy the property outright. Assumption is that DHCA would help with any fundraising to maintain the park.

The property is not buildable per the Code. There is a need to verify if the Bylaws allow the purchase of property. A motion was made and seconded to let the legal committee and others determine if this is feasible. The motion carried. The idea was raised to possibly create a 501-3C organization to add fundraising and to make any donations tax-deductible.

Attendees proposed that DHCA should ask for certain leverage no matter how much we contribute to the purchase. DHCA does not want to be secondary to CCAG members. Does the Advisory Group marginalize the DHCA?

A motion was made and seconded to authorize legal expenses up to \$2,000, let Emory do all of the initial drafting of the documents and to authorize the initial \$5,000 to purchase our share. Bruce will lead the group composed of the Executive Committee and Tom Gryboski to further negotiate. The motion carried unanimously.

### **Historic Preservation Update –**

Commissioner, Kathie Gannon congratulated Jeff Rader on his election to the DeKalb County Board of Commissioners.

Commissioner Gannon reported that Rolf Grun and Jeff Rader have been working with the County on the Comprehensive Transportation and Land Use Plan. She gave Bruce a copy of this plan to review on behalf of the DHCA.

Commissioner Gannon has championed a county-wide recycling program. Currently, 9,000 households are using the service.

Commissioner Gannon reported that Historic Preservation is saving our neighborhood. There was a discussion regarding the difficulty of getting new members appointed to the Preservation Commission. Procedures of the last 12 years for appointing new Commission members are suddenly not being followed by the CEO. The Ordinance needs to be changed to keep the CEO from stalling. The Historic Preservation Commission can be the applicant in any legal action against the County since they are having trouble doing their job. The suggestion was made to talk to the Legal Committee to decide what to do.

Commissioner Gannon reported that a Task Force is working on Guidelines and Procedures. The goal is to have revised guidelines ready for August approval.

A suggestion was made to issue a restraining order to stop the county from taking applications. A discussion took place regarding the automatic approval of July COA applications due to there not being a quorum of commissioners at the July meeting of the Historic Preservation Commission.

It was announced that Ed Henderson, a new Board Member will chair the Emory Village Response Committee.

### **Administrative Vice President's Report – Bruce MacGregor (for Becky Evans)**

Membership – The membership committee is revising the welcome packets. They should be ready for August 25 block parties.

Tour of Homes – Committees are forming for 2007. 6 homes are already lined up for the tour.

Public Safety – no report

Transportation – no report

Community and Lifestyle – no report

Land Use / Planning / Zoning – a training session will be held for new members.

**Status Reports – Bruce MacGregor**

AIEV Guidelines and overlay – Comments have been reported regarding overlay and design issues – These comments include worry about overlay rules; 100% lot coverage with no setback and open spaces being optional. There is a concern regarding building in the flood plain. AIEV will get a modified proposal back to Board.

Nunan Property – Five lawsuits have been filed against the County. Two months ago a lawsuit was filed that is a full assault on the Historic District. DHCA has filed to be allowed to intervene to keep the County from cutting a deal with the developer. A hearing will be held shortly.

Howard School – Atlanta School Board is considering purchasing the Howard School property on Ponce De Leon. The School Board will meet with the DHCA Board in August.

Briarcliff Square Apartments – This is in the City of Atlanta, outside the Landmark District. This property covers 4 lots, almost 4 acres and is zoned RG – 3. The developer is proposing building 50 townhouses, 2-3 stories tall. The developer is not ready to meet with the entire Board until his plans are further developed. He would like to meet with Bruce. This will be the first development to be torn down and rebuilt. The apartments are not in great shape. The developer appears to be following all the rules and is not requiring any variances. He has 1/3 of a lot and might try to build a single family house on it. It pokes into the Landmark District but is not part of the District. This discussion will be continued at the August Board meeting. The question was raised concerning whether the density is too great for the zoning.

NEW BUSINESS – There is a historic house at 1848 North Decatur Road, currently the oldest known house in Druid Hills. This house is in the area known as the Haygood triangle. There is concern about how this property will be affected by the redevelopment planned by Emory University.

Springdale Park – playground issue

The meeting was adjourned.

## CLIFTON COMMUNITY ADVISORY GROUP MEMBERS

John Ahmann  
Ahmann Boyette Levy  
Decatur Board of Education

Robert L. Brown, Architect  
RL Brown & Associates

Vanessa Cameron  
Wachovia Bank

Nancy Ciliax  
Emory Rollins School of Public Health  
Clairmont Heights Civic Assn.

Jeffery Dufresne  
Director, Urban Land Institute, Atlanta

Bill Ellis  
NPU-4 Organizations

Sara Fountain  
Executive Director, Leadership DeKalb  
Briarcliff Woods Civic Association

Alicia Frank  
Emory University  
Decatur Resident

Lynn Cherry Grant  
DeKalb Board of Education

Renee Huskey  
Bank of America  
Druid Hills Resident

Mary Leight  
Briarwood Hills Civic Association

Bruce MacGregor  
President, Druid Hills Civic Association

JoAnne McClinton

Doris Robertson  
Realtor and Druid Hills Resident

Sally Sears  
WSB-TV  
Druid Hills Resident

Arnie Silverman  
Silverman Program Construction Management  
Druid Hills Resident

John Wenger  
Emory University  
Chief Environmental Officer

Michael Williams  
HomeBanc Mortgage  
Chair, DeKalb Chamber of  
Commerce

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State Representative, DeKalb County

Stuart Meddin  
The Meddin Company  
Alliance to Improve Emory Village

Maria Mullins  
Director, DeKalb Co. Ofc. of Economic Development

Everett Patrick  
Principal, Druid Hills High School

Julie Ralston  
Atlanta Regional Commission  
Druid Hills Resident

Dr. James Ramsey  
Emory Physician and Druid Hills Resident

Vicki Riedel  
Emory Winship Cancer Institute