

MINUTES
Board of Director's Meeting
7:30PM Wednesday, May 17, 2006
St. John's Lutheran Church

Call to Order, Recognition of Guests - Bruce MacGregor, President, called the meeting to order. Guests in Attendance included: Jen Fabrick – AIEV, Hector Morales – AIEV; Don Broussard – DeKalb Planning Commission – Candidate for Commission Seat 2; Ebony Burry - Ann Fauver's Office – Tom Walsh – AIEV; Davis Fox – AIEV; Dell McGregor – DeKalb County Soil and Water Conservation District. Caleb Racicot-Tunnell Spangler Walsh/AIEV

Officer's Reports

Secretary (approval of minutes) - Walter Saunders reported several minor revisions to the minutes. The minutes were approved as amended.

AIEV Presentation – Davis Fox reported that AIEV has been in existence for 6 years. It is composed of 3 groups – Druid Hills Residents – Emory University – and Village Property Owners. This started with community meetings back in 1999. Tonight AIEV presented the new proposed Village Design Guidelines and Zoning overlay. AIEV's Vision was for Emory Village as a safer place. This would include narrowing North Decatur Road to 2 lanes with intermittent turn lanes, placing a roundabout at Oxford and North Decatur, adding bike lanes and taking out street parking and replacing it with parallel parking. There was also the desire to bring housing into the village with condominiums over retail. One of the goals is to revitalize the retail environment, creating a place where the neighborhood and University can meet. Tom Walsh continued the presentation demonstrating a traditional or neighborhood based model. Caleb Racicot presented the design guidelines for the Village. The streetscape would include a clear zone (sidewalk) and street furniture zone. There are guidelines for street lights, street trees, small trees, trees that are referenced in the Druid Hills Design Guidelines – The guidelines provide for awnings. It determines how far they can cover the sidewalk, and that they are not internally lit. Curb cuts would be a maximum of 12 feet. Driveways would be shared to limit the number of curb cuts required. There are detailed guidelines for building façades. No mirrors or tinted glass may be used in storefronts to make them as transparent as possible. There are guidelines for parking. The guidelines provide for adequate landscaping and lighting.

Zoning code takes all components of the design guidelines and references them. The zoning code includes materials that are appropriate. It limits the types and sizes of uses. There are several types of prohibited businesses. Retail use is limited to 9,000 sq. ft. This doesn't allow big box stores. The proposed zoning code uses a "build to" line instead of set back line. Parking has to be in the rear. Signage is addressed –Hanging sign or wall sign. The proposed zoning code promotes a neighborhood scale and references what would have historically been there.

Davis Fox then went through the steps to obtain County approval. There will be a neighborhood meeting next week. Then the AIEV board will review those comments. Changes can be made and then it will be sent to the AIEV attorney to revise and present to the county development and planning office, the county commission, county legal department, and historic preservation commission. There will be notice for public hearings and a final vote by the commission.

Bruce MacGregor suggested forming a committee to examine the design guidelines and make comments in time for the meeting next week. Bruce called for volunteers – Dave Winston, Max Creighton, Natalie DiSantis, Bruce, Judy Yates and Becky Evans agreed to volunteer. Becky will chair.

Recommendations of the Special Task Force on Strategic Redevelopment –
Bruce called for a discussion and vote on the report. Steve Misner presented the original thinking of the task force. They developed principles for hot spots in the neighborhood that are ripe for redevelopment. Steve also brought up the idea of conservation easements.

Alida Silverman brought up the memorandum report prepared by the Historic Preservation Committee.

Motion was made and seconded to endorse the Conservation Easements section of the report. Motion carried.

On the Emory – Briarcliff Campus section there were a few comments.

There was support for comments redevelopment principles 1, 2, and 3.

On redevelopment principle No. 4 we would add the endorsement of one car per residential unit.

There was support for redevelopment principle No. 5 if it included a provision for no widening of Briarcliff

On redevelopment principle No. 6, we would support the restoration and adaptive use of the Candler Mansion and restoration of the historic stone wall.

There was support for redevelopment principle No. 7

On redevelopment principle No. 8 we would support development of amenities appropriate to residential component

On redevelopment principle No. 9 dealing with the idea of a community pool section, we would add “with consideration of ingress and egress as part of addressing the traffic impact per earlier DHCA discussions”

The remaining redevelopment principles were endorsed.

After further discussion it was decided to delete reference to the historic stone wall altogether.

Motion was made and seconded to substitute this alternative language.

On the Briarcliff Corridor: Steve explained the thinking of the taskforce on Briarcliff apartments which they felt were not viable.

Alida moved to adopt the Historic Preservation Committee's substitute recommendations:

- *Maintain existing zoning*
- *Conservation District designation should be seriously considered: AUDC review (though opinion only advisory); sympathetic to LD (landscape)*
- *Consider sensitive redevelopment within current zoning regulations*

Seconded.

Motion carried.

On the Ponce de Leon Corridor:

Alida moved to adopt the substitute recommendations:

- *Appearance is related to use and both addressed by DHLD*
- *Non-profit/for-profit distinction is significant with respect to the appearance of the property or the impact upon surrounding properties*
- *Focus should be on use conditions in the DHLD*
- *Flexibility on uses is present in the DHLD.*
- *DHLD provides for single-family, duplex and multi-family residential use. The Adair Estate redevelopment of 2 historic homes provides a model for residential use. Demolition by neglect can be addressed by government.*
- *The AUDC attached 14 conditions to the RE/MAX special use permit in order to find this use not detrimental to the residential character of Ponce! The DHLD - if upheld – provides a reasonable approach. DHCA should continue to persevere in standing up for the ordinance and, when necessary, pursuing amendments that strengthen the ordinance.*

Seconded. Motion withdrawn.

Becky moved to table discussion to review the Landmark District Ordinance and to vote on this issue at the June Meeting. Seconded. Motion carried.

Steve reviewed the noncontentious issues.

Haygood Triangle – Moving hospital to clinic site. Acquiring Haygood Triangle, making Haygood essentially a driveway for Druid Hills High School. Emory seems to be happy with our redevelopment principles with regard to the Haygood Triangle. But we are concerned with the increase traffic. Motion made and seconded to approve this section. Motion carried.

On the redevelopment of the Lullwater Apartments – our recommendations are consistent with AIEV's thinking.

Alida suggested strongly endorsing the second redevelopment principle, considering the conversion of the site to green space and attaching it to the conservation easement section. Essentially we are stating that we don't want to see the apartments redeveloped.

Motion was made and seconded. Motion carried.

Communications VP - Pam Terry reported that the website was transferred to a new hosting service. There was a problem but we think we have it solved.

Administrative Vice President's report: Becky Evans reported that we are still looking for a membership chair.

Community and Lifestyle committee has met and will meet again this month.

Treasurer's Report: Rolf Grun reported that the Lullwater conservation garden club has asked for a \$500 donation to hire a structural engineer to certify the plans for the bridge. Several other funding requests are pending. We will review all the requests in June.

Rolf presented the Jan and Feb 2006 budget.

Rolf presented the Tour of Homes statement.

Artist market income was over \$7,000
The Tour made \$49,000

First Vice President/President's Report

Jeff Rader has resigned

Alex Ottley has agreed to take up the DeKalb County Land Use and Historic Preservation Committee

We are still looking for a Transportation Chair as well

NPU Issues: The annual vote to endorse the NPU's By Laws is required—
A vote was held among the Division 1 members. It was moved and seconded to endorse
the By Laws – Motion carried. An advisory vote was held among the entire Board. The
vote was unanimous to endorse.

OLD BUSINESS

NEW BUSINESS

The meeting was adjourned.