

MINUTES
Board of Director's Meeting
7:30PM Wednesday, January 17, 2007
St. John's Lutheran Church

Call to Order, Recognition of Guests - Bruce MacGregor, President, called the meeting to order. Guests in Attendance included: Thea Roeser, Resident; Jennie Richardson, Resident; Davis Fox, AIEV; Lois Berthaume, Resident and AIEV Board; Bryan Cook, Clifton Community Partnership; Susan Brock, Resident; Bonnie McClosky, Resident; Mark Goldman, Resident and AIEV Board; Arleen Goldman, AIEV Board; Darleen Mashman, Resident; Nancy Hendrick, Resident; Dave Jones, Resident; Julian Griffith, Resident; Judy Winn, Resident; Patsy Guy, Resident; Joe Moore, Resident; Sallie Freeman, Resident; Carol Hudson and John Hudson – Residents; Ruth Parker, Resident; Ebony Barley – Ann Fauver's Office; and, Jeff Rader – County Commissioner.

Secretary's Report (approval of minutes) – Walter Saunders presented the minutes from the December 14th meeting. The minutes were approved.

Emory Village

AIEV Statement – Davis Fox reported that AIEV and DHCA met on Tues. night and resolved several issues. Issues still remaining to be resolved include height, and transition to the surrounding neighborhood. Davis reported that 55% of Emory Village is buildable. Of the property privately held, 75% is buildable. Regarding heights, with only 55% buildable, the possibility of having 4th story is essential to make this development economically feasible. There have to be some incentives to attract developers to choose to develop this site in lieu of other less difficult sites.

Bruce MacGregor reports that there are 3 elements, the streetscape, the overlay, and the green space.

Neighborhood Statement – Thea Roeser, representing Revitalize don't supersize – The DHCA has done a good job of maintaining the neighborhood's sense of time and place. If this overlay is approved, it will break every guideline in the design manual. We should be putting all of our efforts into revitalizing the village to its historic use. The High school has voiced their concerns. The Golf Course has voiced their concerns. It is important that DHCA support the effort to revitalize not supersize.

Meeting Report – DHCA/AIEV – Bruce MacGregor reported that one of the issues resolved was the lot coverage issue. By changing the code language on stream buffers we will now have 80% lot coverage for the entire village, not by the parcel. Paul Shanor reported that the issues remaining are height, set back and transitions. We still have a ways to go but have made significant progress. The planning commission recommended deferral.

Correction to DHCA position – Ed Henderson reported that at the December board meeting we handed out a report and then tried to take a vote on that report. This was interrupted on a number of fronts. We did vote to take the Executive Committee and Emory Village Committee’s recommendation and approve it. When the motion was made and amendments were made that motion did not accurately reflect that position. We are asking for a correction of what made it in the minutes but was not the true position.

Motion: In the event that a full cycle deferral does not take place, DHCA requests that the Board of Commissioners deny application for Emory Village Zoning Overlay with that understanding that AIEV can reapply.

Motion seconded. 14 for. 12 opposed. Motion carries.

Chuck Palmer pointed that under state law, the applicant cannot reapply for a period of sometime longer than 6 months.

Krista Brewer asked for a report from AIEV on what the down side would be on a deferral. Davis Fox reported that no development can occur until the zoning overlay is adopted. A deferral would delay the construction of the streetscape.

Chelsea Heights

Hummingbird Update and Lawsuit – Steve Misner reports that COA applications for redevelopment of smaller lots (50’) were denied by the HPC. These denials of COAs were reaffirmed by the BOC. Now an appeal has been made to DeKalb county Superior Court. The neighborhood has slowly woken up to the fact that this redevelopment of 50’ lots is taking place. This Board has previously approved funds for a study to develop a Chelsea Heights special character area. There have been 3 or 4 neighborhood meetings. The neighborhood does not mind redevelopment of R-75 lots but does not want large houses on 50’ wide lots. There has been one lawsuit filed in the last month. He understands that the Executive Committee has recommended appropriating \$5,000 to fight that lawsuit. Steve believes that the neighborhood would be able to come up with matching funds.

A Motion was made to appropriate up to \$5,000 in funds to either intervene or file an amicus brief in support of the County in defending the lawsuit brought by the developer of the properties on Hummingbird lane. Seconded. Motion carries. (Cynthia Tauxe abstained).

Jaeger Study Update – Bruce MacGregor reports that the study is expected to be completed at the end of January.

Open Space Report

Burbanck Funding Update – Becky Evans could not attend. Bruce reports that DHCA is assisting Emory and Clifton Community Partnership through Park Pride in fundraising for development of the Burbanck Property. We have raised approx. \$8,000 to date.

Other related: Chad Polazzo, new Division 5 co-chair has nominated the Nunan Property as green space with the County. He has previously done the same thing in Lake Claire. There is not enough money in the County green space fund to purchase these 4.5 acres. Chad spoke with Bobby Buckler to broach the idea. Buckler is looking for 4.5 million to sell the property. He would like to see DHCA support this green space initiative and that DHCA and AIEV to look at the possibility of acquiring this property as part of Emory Village green space. A Motion was made that DHCA explore the possibility of acquiring this property as green space. Seconded. Motion carried. (Cynthia Tauxe abstained).

Committee Reports

Nomination – Paul Shanor is taking nominations for officers and board members.

Legal – Rob Benfield reports that the Georgia Court of Appeals has accepted the County's appeal on the 5th lawsuit on the Nunan Property.

Transportation – Krista Brewer reported on the new development going in behind her house (Lullwater Park). The DOT may require the developer to provide a deceleration lane. Krista will contact the DOT to see how the DHCA can weigh in. Krista moved that the Civic Association take a position opposing the deceleration lane for the new Lullwater Park development. Seconded. Motion carries.

The developer is trying to make this a gated community. Virginia Highland Association opposing this as well. Max Creighton has calculated the floor area ratio and it appears inconsistent with the zoning. Ebony Barley will take this to Anne Fauver's office.

Land Use – Alex Ottley has resigned as land use chair.

Howard School – Alida Silverman reports that the Atlanta Public Schools has voted to purchase the Howard School for 5.2 million. The deal has not closed. This appears to be for a new K-5 school. We now have a copy of the traffic study done by APS. She will forward this on to Div-1 board members and the president. Joanna Stroud brought up the parking issue for a K-5 school. APS will be coming back to the neighborhood late in Jan.

DHCA Tour Update – Thomas Winn reports that we will have an artists market. Emory is letting the tour use the Cliff buses for the tour. We will have a full report next month.

Upcoming Meetings

Emory University Rezoning (Briarcliff Rd. HD residential; Clifton Road MXD)
Monday, Jan. 22 at 7:00 pm, 1762 Clifton Road

DeKalb Comprehensive Plan; Final Public Meeting
Thursday, Jan. 18 at 7:00 pm, Maloof Auditorium

Board of Commissioners – Emory Village Overlay Vote
Tuesday, Jan. 23, at 6:30 pm, Maloof Auditorium

Clifton Community Partnership – Design Charrettes (N. Decatur Road and Clifton Rd)
Friday, Jan. 27 at 6:30 – 9:30 pm, Druid Hills High School
Saturday, Jan 28 at 10:00 am – 3:00 pm, Druid Hills High School

DHCA Board Meeting (Emory University Presentation)
Wednesday, Feb. 31 at 7:00 pm, North Decatur Building

DHCA Annual Meeting
Fernbank Natural History Museum
Sunday, Feb. 25, at 1:30 pm.

New Business: Joanna Stroud brought to the board's attention the installation of the street lamp in the Lullwater roundabout. She will be introducing a request for funding for a spring planting soon.

The meeting was adjourned.

Walter Saunders, Secretary