

MINUTES
Board of Director's Meeting
7:30PM Wednesday, March 21, 2007
Emory University North Decatur Building

Call to Order, Recognition of New Members and Guests. Bruce MacGregor, President, called the meeting to order and welcomed new Board Members and guests. Old and new Board Members were asked to introduce themselves.

Secretary's Report (approval of minutes). Dick Shuey, Secretary, presented the minutes of the January 17 and February 21, 2007 meetings, which were received from the former Secretary, Walter Saunders. The minutes were approved, as corrected.

First Vice President's Report - Land Use Update

Lullwater Park. Rob Benfield reported that this project, on the south end of Briarcliff Road, presents four issues: We are working with DOT on waiving requirements for a deceleration lane and a left turn lane, and we are working with the developer on density and eliminating a planned gate. The developer wants to include the parking lot acreage in the calculation of the density, but it was not rezoned from single to multi family.

Emory Arms. Bruce MacGregor reported that the Emory Arms apartments on E. Rock Springs Road, at the bottom of the hill in the vicinity of Edmund Park, are the subject of a rezoning application. A neighborhood meeting has been planned. Chad Polazzo, Land Use and Historic Preservation Committee Chair, will coordinate with Division 6 to identify a point person or project manager to represent DHCA's interests.

Chelsea Heights. Steve Misner gave a brief update of developments in the neighborhood resisting redevelopment of large homes on 50 foot lots in Chelsea Heights. The Historical Preservation Commission so far has denied COAs for all applicants seeking to construct large appearing homes on 50 foot wide lots. The HPC's denial of COAs on five home applications on Hummingbird Lane has resulted in three lawsuits by the developers. Steve understands one of those lawsuits has been dismissed by the DeKalb Superior Court. The neighborhood raised \$9,000 in two weeks to supplement funds already allocated by DHCA to fund Dale Jaeger's study of Chelsea Heights and drafting of a character area under the Druid Hills Historic Preservation Ordinance which would deter such unwanted development in the future..

Nunan Property. Rob Benfield reported that there are still two pieces of litigation concerning this property; while part of the fifth lawsuit was appealed by the County to the Georgia Court of Appeals, the remainder of the lawsuit is still in trial.

Briarcliff Apartments. Bruce MacGregor and Chad Palazzo reported on this project consisting of 271 apartments for Emory foreign graduate students to be built on 4 acres of a 9 acre parcel. The land is owned by Emory and will be leased to a management company for a nominal fee. There will be a hearing before the DeKalb County Commission on March 27th re: applications to amend the comprehensive land use plan from MDR&POS to HDR, and for rezoning from RM-75 (18 units per acre) to RM-HD (30 units per acre). If the applications are approved, there will be a subsequent hearing before the ZBA on April 11th re: requested variances on the height of a retaining wall and a reduced parking space requirement.

The recommendation is to support the development, including the above variances, with certain conditions, e.g., reducing the width of the fire lane/planting strip to pull the building back from the precipice, if it will obviate the need for a retaining wall; applying CCP building guidelines; requiring a covenant to preserve the existing POS, except as may be required for a retaining wall and for passive recreational facilities; improvement of storm water retention; and conditioning the application to the site plan.

Julie Ralston made a motion to support the application “as-is”. After discussion, she amended her motion to allow the Land Use Committee to draft a set of conditions that would be submitted to the Officers of the Association for approval, then reviewed by Julie. The amended motion was seconded and adopted.

Emory Village. The Executive Committee submitted the following motion: “The Executive Committee moves that the Board of Directors delegate to the President and the Negotiating Team the authority to decide how to proceed to preserve the Association’s appeal rights in the event of an adverse decision by the DeKalb County Board of Commissioners with respect to the zoning overlay for Emory Village, and to expend up to \$5,000.00 for that purpose.”

After a lengthy discussion, Julie Ralston related her recollection of several statements by Commissioner Gannon and discussion among Commissioners Gannon and Rader, and offered the following substitute motion: “I move that we accept these substantial compromises and assurances as a win-win for DHCA, AIEV, the DeKalb County Commission and all residents of Druid Hills. In accepting these positive compromises, I further move that DHCA should not allocate funds or pursue legal action in any manner against DeKalb County regarding the issue of the Emory Village Zoning Overlay.” The substitute motion was seconded, and, after further discussion, a vote was taken by a show of hands. The chair counted the votes and reported that 7 voted in favor of the substitute motion, and 22 voted against it, whereupon the motion failed.

There was then further discussion on the motion offered by the Executive Committee, during which it was ascertained that the appeal periods for variances is 10 days, and 20 days for rezoning decisions. The question was called and a vote was taken by a show of hands. The chair counted the votes and reported that 24 voted in favor of the motion, and 10 voted against it, whereupon the motion was adopted.

Administrative Vice President’s Report

Board Committees. Thomas Winn circulated a sign up sheet for Board members to indicate their committee preferences.

Membership Update. Membership is up to 486 from 479 last year. The Membership Chair position is open.

Next Board Meeting. The regularly scheduled date for the next meeting is April 18, 2007, which conflicts with the Tour Gala. Thomas Winn made a motion to reschedule the Board meeting one week earlier, on Wednesday, April 11th. The motion was seconded and adopted. The meeting will be at St. John's Lutheran Church, if it is available.

Home and Garden Tour Update. Thomas Winn and Becky Evans reported that preparations are going well. All Board members are invited to the Gala on April 18th. Joanna Stroud reported that the Artist Market preparations are completed, and that Board members are invited to the opening reception on April 19th from 6 to 8 pm. This will give everyone first selection before the market opens to the public on April 20th.

ING Marathon. Thomas Winn reminded everyone that the ING Marathon would be running through the neighborhood on Sunday, March 25, 2007.

New Business

Bruce MacGregor reported that he has selected Mack Platt to be Chair of the Nominating Committee.

Discussion of the budget was deferred until the next meeting; the Budget Committee will meet in the meantime.

The meeting adjourned at approximately 9:30 p.m.

Respectfully Submitted,

Richard Shuey, Secretary