

MINUTES
Board of Director's Meeting
7:30PM Wednesday, June 20, 2007
Emory University North Decatur Building

Call to Order, Recognition of Guests. Bruce MacGregor, President, called the meeting to order and welcomed members and guests. Guests included Amy Stankus of the DeKalb County Historic Preservation Commission and Ebony Barley, aide to Atlanta City Council Member Anne Fauver. Commissioner Jeff Rader, DeKalb County District 2 joined the meeting later.

Secretary's Report (approval of minutes). Dick Shuey, Secretary, presented the minutes of the May 16, 2007 meeting. The minutes were approved.

New Business. Bruce MacGregor reported the resignation of Missy Babcock from the Board of Directors, Class of 2008. At the April meeting the Nominating Committee nominated Mary Emma McConaughey to fill an unspecified vacancy on the board. Now that a vacancy exists, the nomination was approved.

First Vice President's Report

Land Use/Zoning Update – Bruce MacGregor

North Oxford Road Parking deck and bookstore (Emory University): Front yard setback Variance (50' > 15').

--Board of Zoning Appeals approved June 13th by a vote of 3-, with the condition that half the building be moved to a 20' setback.

Comprehensive Development Plan: Represents a major change in how land use will be classified by DeKalb County, and will be followed by a new zoning ordinance. New plan establishes many neighborhood, town and employment centers, including the Emory Village neighborhood center and the Clifton Corridor employment center. The impact and ramifications of these designations are unknown at this time.

-- Approved by Board of Commissioners May 22nd.

Private Streets Ordinance: Allows for private streets and gated communities in both new and existing areas, apparently prompted by development in S. DeKalb.

-- Ordinance has been assigned to BOC Land Use Committee. DHCA opposed this ordinance when it first came to us several years ago. Our concerns include:

- a- Bad public policy by hindering inter-connectivity
- b- May allow for density increase and the development of otherwise undevelopable areas.

Clifton Road MXD (Emory University): 50 acre rezoning from O-I to PC-3. (Approx. 875 residential units; 120,000sf retail space; 250 hotel rooms.)

--Board of Commissioners deferred rezoning on May 22. Emory has subsequently agreed to a 70' setback, and a 2 1/2 story height limit on Houston Mill Rd. Commissioner Rader is negotiating for a park on the Houston Mill frontage, and increased pedestrian circulation within and to the project. DHCA has been generally supportive, but has had some concerns on the Houston Mill side of the project. DHCA has supported Harwood condos in their efforts to obtain larger setbacks and lower heights on Houston Mill Road. Emory has agreed to give it a residential appearance, and says it will be zoned to the site plan. DCHA

has also supported bike lanes on Clifton Rd and improved pedestrian access. We (presumably) support Commissioner Rader's desire to obtain additional park space in the Houston Mill area.

Alida Silverman asked what impact the development will have on the neighborhood. Emory's representative, **Chuck Palmer**, claimed that it will result in a 40% trip reduction (comparing the anticipated traffic generated by the development to what it could have been if developed at its current OI zoning classification). Emory will not agree to lump all of its anticipated projects into one DRI Review to reveal their total impact on the community. In response to other questions, **Chuck Palmer** said the residential mix would be 50% condos and 50% apartments, and that the project will exceed open space requirements. Emory's rezoning application will go before the BOC again at its meeting next Tuesday morning.

Commissioner Jeff Rader joined the meeting in progress and added to the Clifton Road mixed-use project discussion. He said this is the first project of its kind in DeKalb County, and they want to get it right. For example, they are trying to "activate" buffers for use by the public. **Commissioner Rader** acknowledged that the primary impact on the neighborhood will be increased traffic, with traffic jams lasting longer and occurring at different times of the day. The objective is to reduce work hour traffic. In response to a series of questions, he stated that:

-- Emory has a 4 million square foot master plan, and they are not required to include all of it in a single DRI.

-- There is no money for increasing the capacity of Briarcliff Road, N. Decatur Road, Mason Mill Road or other surrounding neighborhood streets. While there would be no reason to widen Briarcliff south of Clifton, it would be more feasible to widen Briarcliff between Clifton and N. Druid Hills. Nevertheless, there is no money for it.

-- There is also a need to improve the intersection at Briarcliff and N. Decatur Roads, but it does not appear to be feasible because there are houses on three corners of the intersection.

-- He also noted that DHCA has not provided any input on traffic impact concerns, and has addressed only Houston Mill issues. He chided DHCA for not speaking up, and instead wasting its time on 3 vs. 4 stories in Emory Village.

-- In Georgia, unlike Florida, there is no requirement to have infrastructure in place beforehand. **Alida Silverman** observed that concurrency and development impact fees are important issues in Georgia.

Lullwater Park: The project is zoned RG-3 but permitted at RG-4; the City has been asked to look into it. Also, the DOT has been asked to eliminate requirements for left turn and deceleration lanes. There is still a concern with the possibility of its becoming a gated community.

Howard School: The Atlanta Public School System has submitted an application to demolish the current addition to the original house and replace it with a new addition. The new construction must not harm or detract from the historic features of the original structure, and it must be compatible in scale, proportion, massing and materials.

Historic Preservation

Briarcliff Mansion (Emory's West Campus): **Alida Silverman** expressed concern with the building's condition and prospects for its future. She reported that it is boarded-up, has broken panes of glass, etc. Amy Stankus, guest from the HPC, asked whether this might be a case of demolition-by-neglect and suggested that the issue be taken up with the

mansion's owner. Dick Spangler, a board member who is an architect, offered to get involved and see what he can find out about the situation.

Chelsea Heights: The Jaeger Company is working on drafting a character area under the Druid Hills Historic Preservation ordinance. It should deter the kind of unwanted development that has already resulted in litigation over the denial of several COAs on Hummingbird Lane.

Nunan property: Litigation is heating up again, with existing lawsuits attacking the Druid Hills Historic Preservation ordinance and procedures. Additional funding may be required.

Transportation – Jennifer Cooper

The Transportation Committee's emphasis is on preserving and improving the pedestrian nature of the neighborhood. Members should let Mac Platt know of any pedestrian issues.

The Committee is not up to speed on the County's Comprehensive Transportation Plan, which has not yet been adopted.

Clifton/E. Clifton "Dead Man's Curve": The Committee recommends that three stop signs be placed at the intersection. The County will not do that, but has offered to reconfigure the intersection. The reconfiguration would lend itself to the addition of the desired stop signs at a later date.

A motion to write a letter stating the DHCA's support of the reconfiguration was made and seconded. During the discussion, **Elise Riley** asked whether the Committee had received input from the affected neighbors. The neighbors had been canvassed, and those who were contacted were in agreement. **Bruce MacGregor** advised that in such cases we should have the Division Chair do the canvassing and make a list of those contacted and their responses. The question was called and the motion passed.

Administrative Vice President's Report – Thomas Winn

Membership – Thea Roeser presented a plan for a membership drive comprising three main components:

(1) A neighborhood-wide garage sale on September 29th. A participant's fee of \$25 could be applied to acquisition of membership cards and other fundraising expenses. Such garage sales have been successful in other neighborhoods.

(2) A T-shirt design contest for neighborhood children, and an adult T-shirt designed by **Rod Pittman**.

(3) A "best slogan" contest for the DHCA T-shirt.

Approval was sought to start promoting these activities at the 4th of July parade, including posters and flyers, DHCA membership forms, a Parents Network table, and sign-up tables for interest in various other DHCA activities. Approved.

Thomas Winn reported that an updated Board roster will be e-mailed soon, and reminded members of the upcoming neighborhood parade on July 4th. He also reported that we now have 100 participants in the **Parents Network**, including 50 new DHCA members.

Communications Vice President's Report – Martha Porter Hall reported that e-mail blasts to the DHCA will ordinarily be limited to two per month, on the 1st and 15th.

President's Report – Bruce MacGregor

Nominating Committee – Paul Shanor presented a letter from the Nominating Committee containing a recommendation that an ad hoc committee be established to develop an ethics and conflict of interest policy for the Board and officers; develop a policy that explains the obligations to the DHCA by its officers; and establish an advisory committee of young people in the neighborhood. **Bruce MacGregor** therefore established the By-Laws and Policy Review Committee to be chaired by the Secretary. The Committee should also consider whether there should be term limits for Board members.

The Nominating Committee should have job descriptions to provide to prospective nominees, including Committee Chairs.

Old Business

Emory Village Update – John Hudson reported that the Emory Village Response Team has met twice, but has not yet reached any conclusions. It will get back to the Board when it has a recommendation.

The meeting adjourned at approximately 9:50 p.m.

Respectfully Submitted,

Richard Shuey, Secretary