

MINUTES
Board of Director's Meeting
7:30PM Wednesday, July 18, 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 Ebony Barley, aide to Atlanta City Council Member Anne Fauver.

Secretary's Report (approval of minutes). **Dick Shuey**, Secretary, presented the minutes of the June 20, 2007 meeting. The minutes were approved.

First Vice President's Report

Land Use/Zoning Update – Bruce MacGregor for Chad Polazzo

Lullwater Park: Ebony Barley was asked to look into the zoning issue. The project is zoned RG-3 but permitted at RG-4, and the City had been asked to look into it. GDOT will make the decision on whether to eliminate requirements for left turn and deceleration lanes. The developer has to apply; he says he will not ask for widening the street. GDOT may have to do a study. Also, **Mary Norwood** was to propose legislation to regulate infill housing, but has to go through a prescribed procedure.

Nunan property: Bruce MacGregor reported that DHCA has a meeting scheduled July 30th with our Commissioners and the County Law Department to discuss the status of the litigation and the developers' settlement offer. **Michael Terry** has submitted an amicus brief to the Court of Appeals supporting the County's position against the developer's attack on the Historic Preservation Ordinance. The property comprises three lots on which the developer has proposed to build ten houses, then five, and now is proposing to settle for four. **Rob Benfield** pointed out that the litigation is not just about this property; it involves the HPC, and other litigants have picked up on it. Settling on the Nunan property will not resolve the underlying issues.

Chelsea Heights/Hummingbird Lane: Bruce MacGregor explained that in this case, the property was originally platted at 50' lots, which owners subsequently combined. There are now two houses on two lots that used to be five lots, and the developer proposed to tear them down and build five houses. He is now offering to settle for four houses on the two lots that used to be five. **Chris Leeth** reported that the same people are taking the same tactic on Coventry, as well. The neighborhood's mission is to "save the built environment" throughout Chelsea Heights, which is consistent with Historic Preservation guidelines. The neighborhood plans to meet on July 24th to discuss their options. In the meantime, Dale Jaeger's special character area study is underway.

Clifton Road Mixed-Use Project: Bruce MacGregor reported that the BOC approved Emory's application for rezoning from O&I to PC-3, with 24 conditions.

Emory's representative, **Chuck Palmer**, opined that it is a good project, which will have one building at ten stories and others at five stories. Some concern was expressed as to how the conditions will be enforced. **Thea Roeser** asked if some of the residential units could be designated as "carless", if it is Emory's intention to reduce traffic. Emory responded that they have "unbundled" parking; tenants will be required to pay extra for parking; and that they are providing 25% less parking. **Judy Yates** expressed the opinion that it was the CDC that overloaded the neighborhood's traffic, and that the federal government just did it without going through the County because they did not have to.

Private Streets Ordinance: Bruce MacGregor reported that the proposal is going back to the BOC. Both the Community Council and the Planning Commission have recommended denial, but it apparently has strong support in South DeKalb. There is a ten acre minimum that would prevent gated infill projects, but it can be waived. Possible compromise areas include requiring measurement of lot lines in accordance with requirements for public streets.

Transportation – Bruce MacGregor for Mac Platt

Access Road from Clairmont to Emory: Bruce MacGregor stated that another route is needed to take pressure off of N. Decatur Road. A road along the railroad line was selected after a previous study, but it is not open to the public. **Alida Silverman** observed that DHCA should develop a master plan for the neighborhood. The proposal was held for further discussion during budget deliberations.

Historic Preservation – Chris Leeth

Chris Leeth reported that there is will be a vacancy on the HPC in August, and there have not been any applicants. One of the members believes a landscape architect from Druid Hills may apply.

Rob Benfield reported that there was an historic house on two lots on The By-Way that the owner demolished; he wants to subdivide the property and replace the house with two houses. The BOC sent it back to the HPC for clarification. The DHCA position is that preservation of the built environment requires limiting it to one house.

Briarcliff Mansion: Alida Silverman reported that **Amy Stankus** has put it on the August 20 HPC agenda, and Emory is being notified. If the HPC determines it is a case of demolition by neglect, the owner will have thirty days to remedy the situation.

Communications Vice President's Report – Martha Porter Hall

DHCA Website: Martha Porter Hall reported that work is underway to make the website uniform. There is also an option available for creating online forms, e.g., for signing up Tour volunteers. Morningside got a third of their tour volunteers from their online form. **Joanna Stroud** suggested that it could be used for membership applications, as well. A motion to adopt the program was approved/

Treasurer's Report – Clarke Weeks

Budget: Clarke Weeks presented a draft budget for the Board's consideration. Pursuant to Alida Silverman's earlier proposal, \$1,000.00 was added to the budget for a start on development of a long range plan (master plan) for the neighborhood. A motion to approve the budget, as amended, was seconded. A spirited discussion ensued, mainly among members of the Budget Committee, after which the question was called and the budget was approved.

Old/New Business

Druid Hills Master Plan: Alida Silverman elaborated on the earlier discussions by stating that the neighborhood needs such a plan to defend itself. **Bruce MacGregor** added that we should seek to have the County and City adopt it when it is completed. It would be a monumental undertaking and could cost anywhere from \$25-150 thousand. **Alida Silverman** suggested that we have a task force, including a preservation architect, and consider issuing an RFP to seek professional assistance. A motion was then approved to establish an ad hoc Neighborhood Master Plan Committee to begin the process. Committee members will include Mac Platt, Dick Spangler and Judy Yates.

By-Laws and Policies Committee: Joanna Stroud reported that the Committee had met and was preparing a proposal for presentation at the August meeting.

The meeting adjourned at approximately 9:40 p.m.

Respectfully submitted,

Richard Shuey, Secretary