

**MINUTES**  
**Board of Director's Meeting**  
**7:30PM Wednesday, August 15, 2007**  
**St. John's Lutheran Church**

**Call to Order, Recognition of Guests.** **Bruce MacGregor**, President, called the meeting to order and welcomed members and guests. Commissioner Jeff Rader joined the meeting in progress.

**Secretary's Report (approval of minutes).** **Dick Shuey**, Secretary, presented the minutes of the July 18, 2007 meeting. The minutes were approved.

**Archives:** **Dick Shuey** presented a draft article on updating the Association's archives. The article has been submitted for publication in the next issue of the Druid Hills News.

**First Vice President's Report**

**Land Use/Zoning Update – Bruce MacGregor for Chad Polazzo**

**Emory** has proposed a curb cut at the left side of the computer building, presumably for running a new road into the hospital area of the campus. The committee needs to look into that, plus Emory's plans for development of the whole Haygood Triangle area, a new rail station, and relocation of the Clifton Road-Haygood intersection.

**Druid Hills Master Plan:** **Max Creighton** has agreed to be the point person. One of the first issues to be addressed will be the scope of the plan. Judy Yates volunteered to be on the Committee.

**CCP:** The CCP's planning includes **Clifton Road** from N. Decatur Road to Zonalite, and **N. Decatur Road** from Clifton Road to the Publix intersection, just past Clairmont Road.

**Nunan Property:** **Mike Terry, Rob Benfield and Steven Misner** met with our Commissioners and the County Law Department to discuss the Nunan property dispute and the the Chelsea Heights Special Character Area. Our representatives were impressed with the Law Department's work on the Nunan case, and recommended against accepting settlement of either the Nunan property litigation or the Hummingbird Lane litigation because it would not resolve the HPC issues relevant to other cases.

**Chelsea Heights:** Steven Misner reported that Dale Jaeger has published draft guidelines to prevent large and tall homes from being developed on 50-foot lots. Interested neighbors have questioned whether guidelines will allow reasonable redevelopment with 25% lot coverage, and reasonable renovations, considering

limitations in the proposed guidelines on steeper roof pitches and building 1½ story homes. They are setting up a meeting with the HPC, our two County Commissioners, and interested neighbors to finalize the Character Area and Guidelines for submission to and ultimate approval by the HPC.

In the meantime the **Hummingbird Lane** litigation is pending before Judge Hancock. The County is represented by Melanie Wilson, the same Law Department attorney who has been handling the Nunan case. A settlement proposed by the developer was discussed at a neighborhood meeting. The neighborhood is reasonably receptive, but they are opposed to the principle of allowing 2 ½-story homes built on 50 foot lots. They are interested in limiting the size and massing of new homes, not protecting ranch house architecture.

**Lot Merger Legislation: Commissioner Jeff Rader** reported that he and **Commissioner Kathie Gannon** introduced a moratorium on lot mergers to the effect contiguous nonconforming lots must conform to current zoning. The moratorium is to prevent further merger of these nonconforming lots until proposed legislation is introduced and hopefully enacted by the Board of Commissioners. Board members were encouraged to attend the Planning Commission meeting to explain the importance of the legislation. The Board extended a big THANKS to our Commissioners for this action. Litigation is anticipated if the legislation passes because developers will contend that their property rights are unlawfully impaired.

**Private Streets Ordinance: Commissioner Jeff Rader** explained the private streets ordinance that was recently passed by the BOC, which will enable developers to develop gated communities.

#### **Historic Preservation – Chris Leeth**

**Historic Planning Commission Vacancy: Chris Leeth** observed that there is only one lawyer on the HPC, and that when he is there, they issue more “reasoned” decisions. There is a vacancy coming up, and they should get an additional lawyer. **Alida Silverman** opined that the HPC needs a landscape architect.

#### **Transportation – Mac Platt**

**Committee Meeting: Mac Platt** reported the Transportation Committee will meet on the second Wednesday in September to discuss solutions for people running lights on Ponce de Leon Avenue, pedestrian safety, and anti-crime street lighting. They are also proposing a test period for the proposed Emory Village round-about.

**Thomas Winn** added that residents are circulating a petition for street lights on Oakdale Road.

#### **President’s Report – Bruce MacGregor**

**Bruce MacGregor** reported that **Rolf Grun** has asked to drop off of the Executive Committee because of other commitments. The resulting vacancy will be filled by **John Hudson**. **Martha Porter Hall** has resigned, and **Elise Riley** will fill the position of Communications VP. **Judy Yates** has agreed to be the Association's representative on the Civic Association Network (CAN).

#### **Communications Vice President's Report – Elise Riley**

**DHCA Website:** **Elise Riley** reported that **Martha Porter Hall and her husband** have done an excellent job overhauling the historic preservation part of the website, and that Martha has graciously agreed to stay involved for the next couple of months.

**Druid Hills News:** **Elise Riley** reported that **Jennie Richardson** is the new Managing Editor. Editor **Mary Angela Whyte** reported that they are looking for articles for the DHN. Her specific request for “critter” stories prompted an interesting and refreshing discussion of Druid Hills critters, from birds to coyotes.

#### **Administrative Vice President's Report – Thomas Winn**

**Tour:** **Thomas Winn** reported that the Tour Committee is forming. This Tour will be on the third weekend in April and will mark the 100<sup>th</sup> anniversary of the sale of the Druid Hills project by Joel Hart to the Druid Hills Corporation. **Mary Emma McConaughey, Barbara Vogel, Joanna Stroud, and Alida Silverman** are all helping.

#### **Membership Committee – Thea Roeser**

**Neighborhood Garage Sale:** **Thea Roeser** reported that the Neighborhood Garage Sale is set for Saturday, September 29<sup>th</sup>, rain or shine. There will be a \$25 registration/advertising fee for participants who are selling in front of their houses. The Committee needs money for signs, and estimates they will need 100 registrations to move forward. A map will be provided, showing participating homes. **Rolf Grun** suggested they use double-sided signs. The Salvation Army and Kidney Foundation will pick up leftovers after the sale.

#### **Community and Lifestyle Committee – Chad Henderson**

**Druid Hills Day:** **Chad Henderson** reported that Druid Hills Day will be celebrated on the first Sunday in November at Dellwood Park.

The meeting adjourned at 9:35 p.m.

Respectfully submitted,

Richard Shuey, Secretary