

MINUTES
Board of Directors Meeting
Druid Hills Civic Association
7:30PM Wednesday, December 12, 2007
Emory's 1784 N. Decatur Road Building

Call to Order, Recognition of Guests: Bruce MacGregor, President, called the meeting to order and welcomed members and guests. Guests included Tom Taylor and Brandon Floyd, two homeowners on N. Decatur Road. The new Co-chair of Division 5, Jeff Leseane, was also recognized.

Secretary's Report (approval of minutes): There was not a quorum present; therefore, the Minutes of the November meeting were not submitted for approval.

First Vice President's Report

Land Use/Zoning Update – Bruce MacGregor

Ad Hoc Parks and Green Space Committee: The previously discussed committee has now been established and **Doug Grimm** has been appointed Chair. An initial objective will be to consider a Peavine Park System, comprising the Burbanck, Peavine, Mann property and other proposed parks. A point person will be needed for each of these entities.

Burbanck Park Phase I drew approximately \$50,000 from 175 donors, including \$5000 from DHCA. The party raised another \$24,000. Emory still has not provided the requested legally binding assurance that the property will remain a park in perpetuity.

Proliferation of Clubs and Bars: The Sagamore Hills Civic Association has been dealing with development of the Pure Night Club in Williamsburg Shopping Center at the intersection of Briarcliff and Clairmont Roads. The Board of Zoning Appeals (BZA) ruled in favor of the neighborhood's assertion of certain zoning code violations, including no kitchen and inadequate parking. The County attorney who was assigned to the BZA said he did not agree with the decision and did not plan to enforce it.

CCP Guidelines: An ad hoc group is working on DHCA's response to the proposed guidelines. Responses are due December 21st. Issues were raised concerning Emory's claims that it wants to acquire the houses on the north side of N, Decatur Rd between its campus and the railroad bridge for junior staff housing, and that it needs thirty feet out of the front yards for a bicycle path. Some of the neighbors consider these claims to be "unbelievable," and want DHCA to oppose the acquisition.

Without a quorum, a resolution could not be presented for consideration. In lieu thereof, two straw pools were taken:

Q: How many believe it is a good idea for Emory to be buying the houses along N. Decatur Rd,?

A: No one.

Q; How many think it is a bad idea?

A: Everyone, except one or two.

While it is not in a position to oppose Emory's acquisition of the property, DHCA can and should act in furtherance the neighborhood's interest in preserving the Historic District. DHCA must resist any attempt to carve the area out of the HD; once the HD is cracked by removing a section, it will extend to other areas. Therefore, DHCA must insist on compliance with HD guidelines as Emory acquires and renovates properties along N. Decatur Rd. Failure to act can result in erosion of the HD, allowing a corridor of rental housing leading into our neighborhood, and ceding to Emory any significant influence over zoning issues in the area.

It was also noted that many of our new neighbors do not know they are in an Historic District, again raising the need for some sort of HD identification at the entrances to the neighborhood.

Emory SLUP. DHCA is not opposing Emory's request for a special land use permit to enable it to build a nine story building on the campus. This is consistent with DHCA's stance regarding Emory's development of other property it owns outside the HD, e.g., the mixed use development on Clifton Rd and the graduate student housing near Sage Hill S/C.

Relocation of Emory Hospital and Clinic: The proposed relocation to the Clairmont campus would be in the best interests of our neighborhood; the liaison committee should be asked to communicate with Emory regarding the proposal.

A hearing on the **Lot Merger Ordinance** will be on the January 8th BOC agenda. DHCA will support it.

Nunan property: There will be a hearing in Superior Court tomorrow on the last half of lawsuit #5. The County's position is that the developer has lost his right to appeal.

New Zoning Ordinance: The County is working on a new zoning ordinance to comport with the new land use plan it passed earlier this year. Clifton Corridor/Clairmont/Sage Hill is designated an "Employment Center" in the new LUP; our neighborhood could go from 2.5 units per acre to 8 upa. There is, however, an effort to match zoning with what is currently on the ground and the historic designation ("Match Project").

Townships: There are proposals in the legislature to permit the designation of "townships", which would be something less than incorporated cities, but still allow local control over some functions of government, such as zoning. We will contact our legislators and request a briefing on this subject, preferably at the Annual Meeting.

Historic Preservation

Alida Silverman passed around a rendering of the approved addition to the Neel Reid house on the former Howard School property, next to the corner house now being used as the Morningside Kindergarten Annex. It was approved by the Urban Design Commission. Under the heading of "not-so-good news," the proposed connector for use by carpools, bisecting the front of the property between the driveways, is considered by the APS to be necessary for safety reasons. The connector (a circulation issue) was made part of a landscape plan that will be submitted for the property. The UDC is not supposed to deal with traffic and safety issues.

Administrative Vice President's Report – Thomas Winn

Membership Committee: Thea Roeser reported that all 25 of the rain barrel kits had been acquired, and that the Committee is now working on mailing out membership cards.

Community and Lifestyle Committee: Chad Henderson wants to step down from the Chair position. He also reported that the Parents Network now numbers 120, adding that **Thea Roeser** and **Becky Evans** helped a lot.

President's Report – Bruce MacGregor

The Budget Committee will meet soon; Committee chairs should submit their requests. **Doug Grimm** is the Budget Committee Chair.

David Winston requested a board member tour of neighborhood sites that are in issue. We will try to incorporate such a tour with board member training.

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Richard Shuey, Secretary