

MINUTES
Board of Director's Meeting
7:30PM Wednesday, September 19, 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. Guests included **Ebony Barley** of **Council Member Ann Fauver's** office, **Ted Daniel**, and **Denise Garlow** from Chelsea Heights.

Administrative Vice President's Report – Thomas Winn

Freedom Park Conservancy: **Thomas Winn** introduced **Allen Bradley**, DHCA representative to the Freedom Park Conservancy, who gave a report on Park activities and the direction of the Freedom Park Conservancy. The focus of the Conservancy is to continue Freedom Park as a neighborhood park; support for the Park is mainly from the neighborhoods. There are questions regarding the Park's boundaries, with some "mystery" surrounding a deviation between the City survey and the mediation survey. **Thea Roeser** volunteered to try to arrange for a new survey to pin down the boundaries of the Druid Hills portion of the Park. **Mr. Bradley** will be the point person to resolve the issues in coordination with **Ms. Roeser**.

Board Member Books: **Thomas Winn** reported that he is continuing to work on the information and policy books for board members. He will try to have the information and policies on the website, as the By-Laws are currently.

Daniel Park Proposal: **Chad Polazzo** presented a proposal for acquisition and development of property belonging to the **Ted Daniel** family on Ridgewood Drive for use as a community park. The family has offered to sell the property for such a use at less than the appraised value, and to put up \$16,000 for an executive director and some seed money to create a non-profit organization to administer the property. It is believed that the County may be induced to purchase the property for a park if there is a sufficient showing of interest in the community. The proposal is for the DHCA to contribute a significant amount of money to this end, to supplement a community fund raising drive. The Executive Committee's recommendation is for the DHCA to match the fund raising proceeds, up to \$30,000 over a three-year period. The proposal will be presented for a vote at a subsequent board meeting.

During the ensuing discussion, it was emphasized that the DHCA and County contributions to the Olmsted linear park were for implementation, not acquisition, and that the County still has acquisition money that it has not spent. If the objective is for the County to purchase the property, there should be a caveat providing for the community to recoup its contribution if the County subsequently sells the property. Questions were asked about whether Preservation Fund, Inc. or Park Pride should be involved; whether the property is in the flood plain; and whether the County would also maintain the park. **Julie Ralston** volunteered to work with the County on the project. It

was also suggested that **Commissioners Rader and Gannon** be enlisted to fight for the community in acquiring this park.

Before it votes next month on the allocation of funds, the board will need to see a written proposal and complete financial information.

First Vice President's Report

Land Use/Zoning Update

Lullwater Park Condominiums: **Ebony Barley** reported back to the board on questions raised at previous meetings concerning this development at 855 Briarcliff Road comprising 15 buildings with 150 units. GDOT will make the ultimate decisions regarding deceleration and turn lanes. It has not yet been resolve whether the City permitted RG-4 building on property zoned RG-3. Ms. Barley will follow up on this issue, which is important because of the still vacant portion of the property in the rear.

Ms. Barley added that **Council Member Norwood** has introduced legislation concerning in-fill housing, and that **Council Member Fauver** has opened an account to collect money to buy oxygen masks for fire fighters.

Secretary's Report (approval of minutes): **Dick Shuey**, Secretary, presented the minutes of the August 15, 2007 meeting. The minutes were approved.

Policy on Speaking with One Voice: After discussion, the Executive Committee's recommendation for adoption of a proposed policy was deferred until the next board meeting.

First Vice President's Report, continued

Transportation – Mac Platt

Proposed Position Statement: The Transportation Committee proposed a position statement for adoption by the board suggesting that, “unless CDC and Emory Healthcare make significant efforts to reduce the vehicular traffic to their facilities, the goals of the [Emory] comprehensive plan cannot be achieved.” During discussion it was suggested that while DHCA wants to compliment Emory for its efforts, it does not necessarily endorse Emory's comprehensive plan, and the position statement should be redrafted to avoid that inference. A rewritten statement will be presented for a vote at the next board meeting.

Emory Village: **John Hudson** reported that the DHCA made several proposed amendments to the Emory Village Historic Preservation Guidelines, which included tying the guidelines back to the Design Manual, addressing building heights to permit one story buildings, and including Emory Village as a Character Area in the Design Manual. The HPC staff person, **David Cullison**, would approve only the Character Area amendment, whereupon the HPC voted to deny the remainder. One of

them opined that the zoning overlay “trumped” the Historic Guidelines with regard to Emory Village.

Chelsea Heights: Steven Misner reiterated that Dale Jaeger’s draft guidelines are finished, and that 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. Neighbor **Denise Garlow** wanted to know how the neighborhood will be notified about the proposed Character Area. It is not known how they all feel. After discussion of alternatives, it was suggested that the best solution would be to post information on the website for all to review.

Lot Merger Legislation: Commissioner Rader had **Steven Misner** and **Susan Garrett** meet with developers regarding the proposed lot merger legislation (see August minutes). There was no resolution of the issues. There may be another such meeting that will include the County Law Department.

New Business

Alida Silverman reported that the Inman Park Historic District is seeking support on an historic preservation issue. She will prepare a letter of support for the DHCA President’s signature. Approved. Also, **Richard Sams** will have a book signing at Manuel’s Tavern on Thursday, October 18th. Let **Ms. Silverman** know if you want an invitation.

The meeting adjourned at approximately 10:00 p.m.

Respectfully submitted,

Richard Shuey, Secretary