

MINUTES
Board of Director's Meeting
7:30PM Wednesday, May 16, 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 Commissioner Jeff Rader, DeKalb County District 2.

Secretary's Report (approval of minutes). **Dick Shuey**, Secretary, presented the minutes of the April 11, 2007 meeting. The minutes were approved.

First Vice President's Report

Land Use/Zoning Update – Chad Polazzo

Emory's land use, rezoning and variance applications for its graduate student housing on Briarcliff Road near Sage Hill have been approved. DHCA needs to continue to monitor "Emory lite" development outside the campus.

Emory Arms on E. Rock Springs Road will be developed in accordance with current zoning. **Ann Salter** is the DHCA project manager.

The Clifton mixed-use project comprises 975 residential units, 250 hotel rooms and miscellaneous retail establishments. Several surrounding neighborhoods attended a meeting that covered some specifications of the project, including a mixture of LEED and Earthcraft construction; retention of tree canopy; and 30 acres of "old growth" forest to remain untouched. Issues include public vs. private streets; **Jeff Rader's** concern about "connectivity"; Emory's consultants' recommendations for intersection and road widening on Briarcliff Road and other streets in the vicinity of the campus, which have already been included in the ARC's DRI; and the Community Council's recommendation that all of Emory's projects be considered under one umbrella because of their cumulative impact on the area's infrastructure. Emory's representative, **Chuck Palmer**, stated that Emory would not consent to a deferral for this purpose. The Board therefore approved the Land Use Committee's motion providing that the DHCA seek a deferral of Emory's mixed-use development with the caveat that, if the issues are resolved before the next BOC meeting, the President can poll the Executive Committee for a favorable recommendation.

The proposed new Comprehensive Plan for DeKalb County will also be on the agenda at the next BOC meeting. DHCA project manager **Judy Yates** stated that it has the potential for becoming a Pandora's Box for density, possibly providing for standard development at 4–6 units per acre. The Board therefore approved the Land Use Committee's motion to seek deferral of the Comprehensive Plan pending further study and recommendations.

Emory is seeking a setback variance for its proposed bookstore on Oxford Road. The Executive Committee recommended that the DHCA seek denial based on its policy of resisting variances except in cases of hardship, not apparent in this situation. A vote was taken in which 15 voted in favor of seeking denial, 7 opposed, and 4 abstained. The motion therefore carried.

Clifton Terrace in Candler Park, just beyond South Ponce De Leon Avenue, has one lot that is currently RG-3 (multi-family). Druid Hills neighbors are concerned about development as multi-family beyond the current ranch house that is divided into three units. The Candler Park Neighborhood Organization is watching this situation.

Transportation – Mac Platt

Police are enforcing the 25 mph speed limit in the neighborhood. **Mac** is seeking a volunteer for liaison with the DeKalb County Police Department. **Alida Silverman** stated that **Michelle Wilson** is already working with the APD on Oakdale and she would put the two of them in touch.

Ron Faust has been designated the DHCA lead person/project manager for development along N. Decatur Road from Haygood to the railroad bridge; **Alan Ballard** is following development around Druid Hills High School.

The Transportation Committee has sub-committees on car and bus traffic and pedestrian traffic and is seeking additional volunteers. It is not up to speed on the County Transportation Plan, however, including any proposed road widening projects. **Jeff Rader** stated that the Commissioners regard increased road capacity as a last resort, but the Planning Department will not take road widening out of the Plan. **Jeff** also encouraged everyone to support the Commissioners' proposals for capital improvements.

Historic Preservation

Kathy Vandenburg reported that the developer has appealed the HPC's denial of a COA to build large houses on a 50' lots in Chelsea Heights. The neighborhood is sponsoring a fund raising pot luck. **Bruce MacGregor** added that Dale Jaeger's study of Chelsea Heights and drafting of a character area under the Druid Hills Historic Preservation Ordinance is on-going.

Rob Benfield reported that three lawsuits concerning the Nunan property are dead, and another was dismissed in the last 30 days. The developer is expected to appeal, and DHCA will join with others in filing an amicus brief.

Alida Silverman reported that the Atlanta Public School System is following the process for projects in Landmark Districts in its development of The Howard School property, in accordance with the City Law Department's determination.

Administrative Vice President's Report – Thomas Winn

The Home and Garden Tour and the Artist Market were both huge successes. **Thomas** extended a big "thank you" to the committee members and all of the volunteers.

Thomas will be getting back to all of those who volunteered for the board's various committees. He is working on having more formalized committees with a better reporting structure so everything does not have to be discussed at board meetings.

Board member orientation will be provided for new members.

The June, July, and December board meetings will be held at the N. Decatur Road building.

Communications Vice President's Report – Martha Porter Hall

Martha has acquired an “intern” to work on the website.

Burbanck park

Becky Evans reported that the Burbanck Park dedication went well. **Bruce MacGregor** and Emory's **Mike Mandl** spoke, and the Glenn Memorial Children's Choir sang. Demolition is set for June. Village businesses are participating in a fund raising event, and a park “visioning” session is set for June 9th.

President's Report – Bruce MacGregor

Lynda Moeser has been appointed Co-chair of Division 8, **Thea Roeser** has been appointed Chair of the Membership Committee, and **Jim Heerin** has been appointed as the NPU-N representative for the City of Atlanta part of Druid Hills. The Nominating Committee has nominated **Chris Leeth** to fill the vacancy in the Class of 2008. The nomination was approved.

Old Business/New Business - Emory Village Update

John Hudson reported on developments during the preceding month, including the Community Council's recommendation for a deferral to allow more time for DHCA and AIEV to negotiate; the Planning Commission's split decision resulting in no recommendation; and the fruitless negotiations with Commissioners Gannon and Rader and the AIEV in the meantime. The BOC is set to vote on the matter on May 22nd. A lengthy discussion ensued during which nothing was resolved. **Becky Evans** stated that the AIEV's position is that the time for negotiating was earlier in the process.

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

Respectfully Submitted,

Richard Shuey, Secretary