

Position of the Druid Hills Civic Association (DHCA)
on the Proposed
Emory Village Zoning Overlay
December 22, 2006

Based in part on the [November 2006 Neighborhood Survey](#) results the DHCA can support the following:

- 1) A zoning overlay with stores enfronting the street, with some increased density and some mixed use.
- 2) Wide sidewalks with improved streetscapes
- 3) Required public open space along the streambuffers and floodplains and a “river walk” along the rear property lines that connects the Burbank property with the Panera and CVS properties.
- 4) Adequate transition zones between Emory Village and the surrounding historic district, especially on the “BP quadrant”. The height and setbacks of the Bank of America building and the former nursing home are of critical concern.
- 5) Heights of 2 and in some cases 3 stories.
- 6) Some additional residential use, but far less than the 182 units proposed.

Based on our review and the proposal, several meetings with AIEV and the significant community response to the survey, DHCA recommends the Zoning Overlay be withdrawn from the January 2006 zoning calendar and be DEFERRED for 3 months.

In the alternative: If a DEFERRAL is not obtained, DHCA recommends DENIAL, reserving AIEV’s right to renew the rezoning application with modifications, in three months

There has been recent movement by AIEV in response to specific concerns raised, and we are far closer to agreement than we were several months ago. However there is no consensus between AIEV and DHCA on the plan. We believe that the proposed development is improved by review and input by constituent groups.

DHCA proposes to use this time to develop a consensus plan that does the following:

- 1) Lowers the allowable height and reduces the number of allowed apartments.
- 2) Establishes requirements for public green space in the streambuffers/floodplains, and a River Walk along the rear property lines of parcels fronting the golf course.
- 3) Provides an adequate transition visual relationship between Emory Village, Glenn Church and the surrounding Historic District. This includes height, setbacks and transitional buffers.

- 4) Lowers the proposed lot coverage to that more in line with other commercial and mixed use zones in the DeKalb zoning code, typically 80% districtwide.
- 5) Establishes a ratio of commercial to residential space, so that total residential space does not exceed total commercial space.
- 6) Establishes a ratio of building height to public Right of Way; so that the building height does not exceed 50% of the building face to building face distance.
- 7) Prohibits placement of buildings within the public right of way.
- 8) Addresses service and emergency access.
- 9) Ensures commercial grade construction.