

# Emory Village Meeting Notice and Survey

The Druid Hills Civic Association  
Invites You to a  
Community Meeting about  
Emory Village Proposed Zoning Changes  
**on Tuesday, November 28, 2006 at 7:00 pm**  
at Glenn Memorial United Methodist Fellowship Hall

Change is coming to Emory Village! The round-about, “road diet” for N. Decatur, pedestrian and streetscape improvements, and burying of power lines will be starting in summer of 2007. Learn the latest news about proposed zoning changes, and give us your feedback on this Survey.

This mailing from the **Druid Hills Civic Association** (DHCA) concerns the most recent proposal for Emory Village from the **Alliance to Improve Emory Village** (AIEV). The purpose of this mailing is twofold. First, this letter and Summary Table are intended to summarize the key points of AIEV’s current proposal for Emory Village. Second, the Survey seeks to obtain input from as many of our residents as possible regarding any aspect of the AIEV proposal about which you may wish to voice a preference, support and/or opposition.

The DHCA initially assisted in establishing the AIEV, though the AIEV subsequently incorporated and has functioned independently for the past several years. In 2002, an AIEV plan for Emory Village was prepared, based upon neighborhood feedback from several well-attended neighborhood meetings. Over the past four years, the AIEV has prepared a new plan, proposing an “Emory Village Overlay District” that is more expansive than the 2002 AIEV plan.

The current 2006 AIEV proposed overlay: (1) allows for ~ 56-62 foot-tall buildings in the Village, with 3 floors of apts/condos over street-level commercial space or 2 floors of apts/condos over 2<sup>nd</sup> floor office space and; (2) permits 100% lot coverage with 0’ setback; (3) reduces the parking requirements; and (4) contemplates eventual removal of the gas/service stations. See Emory Village Summary Table on reverse side; read also AIEV’s website, [www.emoryvillage.org](http://www.emoryvillage.org) and review articles in past Druid Hills News at the DHCA website, [www.druidhills.org](http://www.druidhills.org).

**At this point, the DHCA has not taken a position on the AIEV 2006 proposal for an Overlay District. AIEV has arranged for its current proposal to be heard for approval by the DeKalb County Board of Commissioners in January 2007.** Since that vote is approximately sixty days away, and the proposed zoning is significantly different from current zoning in the Village, the DHCA believes you as neighbors should be fully informed and heard.

**DHCA will take a position on the Emory Village Overlay District at our December board meeting.** Before voting, the DHCA wants input from as many of our citizens as possible, by sending this survey to all 4,600 Druid Hills households. We also encourage you to attend the **Community Meeting on Tuesday, Nov. 28<sup>th</sup>, at 7:00pm at Glenn Memorial Fellowship Hall,** where we will present the key points of AIEV’s current proposal for Emory Village.

We encourage all Druid Hills residents to **inform themselves about the AIEV proposal for Emory Village, and return the enclosed survey by Nov. 28<sup>st</sup>, 2006.** Thank you!

R. Bruce MacGregor, President  
Druid Hills Civic Association, Inc  
November 10, 2006

## EMORY VILLAGE SUMMARY TABLE

EMORY VILLAGE (26 acres)	Now Built	Current Zoning Allows	Neighborhood Preference (2002 public meetings)	AIEV 2002 Plan	AIEV 2006 Overlay Zone	Change from Existing
Est. Total Building Sq. Ft. (incl parking decks)	77,500				539,700	^ 596%
Exist/Allowed Building Height (Stories)	1 Story	2 Stories	2 Stories	3 Stories (Village edge & ~ 15% is 2 stories)	4 Stories (~ 15% is 3 stories)	^ 300%
Exist/Allowed Building Height: Ft.	18-20'	35'	Undetm.	Undetm.	~ 56.5' - 62'	^ 197%
Upper Floor setback from Storefront Façade: Ft.				5	0	
Exist/Allowed Lot coverage	~ 85% (incl pkng lots)	80%	Undetm.	80%	100%	^ 18%
Business/Commercial Space: Est. Sq. Ft.	77,500			106,700	106,700	^ 38%
Residential Space: Est. Sq. Ft.	~ 8000	Undetm	Undetm.	Undetm.	207,000	^ 2488%
Residential Space [Units]	[8]	Undetm	Undetm.	[180]	[180]	^ 2249%
Parking Deck: Sq. Ft. [Pkng Spaces: Bus/ Res.]	0 [0/ 0]				226,000 [498/ 257]	
On street Pkng: Est. Sq. Ft. [Parking Spaces: Bus./ Res.]	9,900 [33/ 0]				15,900 [53/ 0]	
Surface Pkng Lot: Est. Sq. Ft. [Parking Spaces; Bus/ Res.]	104,400 [348/ 0]				0 [0/ 0]	
Total Parking (Sq. Ft.) [Parking Spaces: Bus./ Res.]	114,300 [381/ 0]				241,900 [551/ 257]	^ 112% ^ 112%
Total Parking Spaces	381				808	^ 112%
Open Space	No formal Open Space. Informal Open space at rear of S. and N. Oxford Bldgs	No open space required.	"Open space that includes some visual access to the DH Golf Club...show the improvements to Peavine Creek, location of gathering spaces."	Open spaces to be placed along the creeks, including 75 ft stream buffer. Creek & golf course overlooks.	Small plaza at foot of roundabout. No open space provisions required. County streambuffer & floodplain ordinances will remain in effect	
Protection from Zoning Creep	Existing Law			Zoning Overlay based on Land Use Plan	Zoning Overlay based on Land Use Plan	

Prepared by DHCA, Nov 8, 2006

Sources: 2002 Peter Drey & Assoc. Plan; AIEV, DHCA

Notes:

- 1) Table is a summary of quantitative factors only. It does not address qualitative aspects or details, or special permits, or variances.
- 2) Proposed design standards & zoning overlay can be found on the AIEV website: [www.emoryvillage.org](http://www.emoryvillage.org)
- 3) Business & residential Square feet, Residential units & Parking spaces based on a development scenario by AIEV.
- 4) Zoning overlay building height incl. 18' ground floor, three 12' upper floors, and 2.5' parapet, plus height gained from topo change.  
--Overlay zone uses include: 1st Floor Commercial; 2nd floor office or residential; 3-4th floor residential.
- 5) 257 residential parking spaces assumes 1.42 spaces/unit and is based on proposed zoning requirements.
- 6) Current Business parking is 2.03 spaces/1,000 sq. ft., incl. onstreet parking (77,500 sq. ft./381 spaces).
- 7) Planned Business parking is 1.94 spaces/1,000 sq. ft., incl on-street parking (106,700 sq. ft./551 spaces).  
--Actual business parking will depend on specific business uses; actual residential parking will depend on no./types of apt/condos.
- 8) Three existing historic buildings will remain, unless destroyed, in which case 3-4 stories can be built.

**THE DHCA EMORY VILLAGE NEIGHBORHOOD SURVEY**

Please circle the response that most closely matches your view for each statement below. Add any comments you wish to make. Return the form by **November 28, 2006** to: **DHCA, PO Box 363, Decatur, GA 30030**. YOUR RESPONSE TO THIS SURVEY IS VERY IMPORTANT.... PLEASE TAKE A COUPLE MINUTES TO COMPLETE IT. THANK YOU!!

1	The maximum height of buildings in the Village should be:	1 Story	2 Stories	3 Stories	4 Stories	Not a concern
2	The maximum number of residential units in the Village should be:	No more units	fewer units	51 -100 units	101-150 units	151 -200 units
	<b>Statement</b>	<b>Strongly Disagree</b>	<b>Disagree</b>	<b>Neutral</b>	<b>Agree</b>	<b>Strongly Agree</b>
3	The Village would be improved by more and better retail/ restaurant space	SD	D	N	A	SA
4	The Village would be improved by new residential space	SD	D	N	A	SA
5	New residential space should be primarily owner occupied.	SD	D	N	A	SA
6	New residential space should be attractive for student housing.	SD	D	N	A	SA
7	The Village would be improved by new office space (attny, architect, etc)	SD	D	N	A	SA
8	The Village would be improved by preserving and restoring open space	SD	D	N	A	SA
9	The Village would be improved by reducing the number of parking spaces required per square foot of building space	SD	D	N	A	SA
10	The Village property owners should be required to participate in shared parking facilities, so that customers can walk from one business to another without booting or towing.	SD	D	N	A	SA
11	Customers should pay for shared parking facilities.	SD	D	N	A	SA
12	15-20% of the total Village acreage should be required for public open space, primarily in the stream buffers and floodplains.	SD	D	N	A	SA
13	The Village property owners should be required to contribute to acquiring and maintaining of public open space around Peavine Creek.	SD	D	N	A	SA
14	The zoning should remain low density commercial if the requirements for public open space are not included in the proposed "overlay district"	SD	D	N	A	SA
15	A grocery or other large food store in the Village is important	SD	D	N	A	SA
16	A gas station in the Village is important.	SD	D	N	A	SA
17	An auto repair facility in the Village is important.	SD	D	N	A	SA

18 What the Village needs most is:

ADDITIONAL COMMENTS:

Signature: \_\_\_\_\_

Street Address: \_\_\_\_\_

Print Name: \_\_\_\_\_

DHCA  
PO Box 363n  
Decatur, GA 30030

*Emory Villiage Meeting and Survey  
Please return by November 28.*