



**Meeting Notes:**

<b>Type of Meeting:</b>	Regular Board Meeting
<b>Date:</b>	October 13, 2022
<b>Location:</b>	Virtual Meeting ID: 869 4480 3149
<b>Is quorum present?</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Guests:</b>	
<b>DHCA Affiliates</b>	Barbara Stafford-NPU-N Representative, Susan Davis-District 7, Danette Van Trump-Membership

Board Name	Present	Absent
Ballard, Allan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Biesel, Van	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brasher, Rich	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Critz, Justin	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Day, Sharon	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Eisterhold, Kit	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kincheloe, Rob	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lane, Harriett	<input checked="" type="checkbox"/>	<input type="checkbox"/>
McEachern, Dawn	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Misner, Steven	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Murphey, Mike	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Moise, Phil	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Peskin, Stuart	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Board Name	Present	Absent
Roeser, Thea	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rollins, Doug	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ross, Michael	<input checked="" type="checkbox"/>	<input type="checkbox"/>
St Louis, Mike	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tapp, Gary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Thornton, Sandra	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

**Meeting Notes:**

Agenda Item	Main Speaker	Notes
Meeting called to order	Van Biesel	(7:00pm) Regular presiding officer and secretary are present
Announcements	Van Biesel	<ul style="list-style-type: none"> <li>▪ Thanks to Jeff Rader, Theisen Consulting and David Mitchell (HPC) for attending the DHCA Board Retreat</li> <li>▪ Emory Open Streets this Sunday the 23<sup>rd</sup>.</li> </ul>
Approval of Consent Agenda and August Board Meeting Minutes	Van Biesel	Corrections/Amendments were / were not made. Approval: <ul style="list-style-type: none"> <li>▪ Motion – Van Biesel</li> <li>▪ Seconded-Sharon Day</li> <li>▪ Outcome – Approved 14/0</li> </ul>
New Business	Van Biesel	<p><b>Motion:</b> To elect Carly Nassar as District 2 Representative effective immediately and Danette Van Trump as Membership Chair effective 1/1/2023</p> <ul style="list-style-type: none"> <li>▪ Motion – Van Biesel</li> <li>▪ Seconded-Rob Kincheloe</li> <li>▪ Outcome – Approved 14/0</li> </ul> <p><b>Motion:</b> Table \$2500 donation to Atlanta Food Bank</p> <ul style="list-style-type: none"> <li>▪ Motion – Van Biesel</li> <li>▪ Seconded-Rob Kincheloe</li> <li>▪ Outcome – Not Approved 14/1</li> </ul> <p><b>Motion:</b> Table \$1000 budget addition for Facebook Parent functions.</p> <ul style="list-style-type: none"> <li>▪ Motion – Thea Roeser</li> <li>▪ Seconded-Michael Ross</li> <li>▪ Outcome – Not Approved 14/1</li> </ul> <p><b>Motion:</b> Free Family Membership to new DH residents as part of the Welcome bag initiative.</p> <ul style="list-style-type: none"> <li>▪ Motion – Thea Roeser</li> <li>▪ Seconded-Michael Ross</li> <li>▪ Outcome –Approved 16/0</li> </ul>

		<p><b>Motion:</b> Increase Parks and Greenspace 2023 Committee budget from \$5000 to \$10,000</p> <ul style="list-style-type: none"> <li>▪ Motion – Stuart Peskin</li> <li>▪ Seconded-Michael Ross</li> <li>▪ Outcome – Approved 15/0</li> </ul> <p><b>Motion:</b> Table Public Safety proposal for \$10,000 donation to for Sidewalk Signature Project.</p> <ul style="list-style-type: none"> <li>▪ Motion – Harriett Lane</li> <li>▪ Seconded-Kit Eisterhold</li> <li>▪ Outcome –Approved 10/5</li> </ul> <p><b>Motion:</b> Approve proposed DHCA 2023 Budget with the following modifications: \$5000-Landmark, \$5000 Dekalb Land Use, \$10,000 Parks and Greenspace, \$5000 Public Safety for an adjusted Budget of \$134,500</p> <ul style="list-style-type: none"> <li>▪ Motion – Michael Ross</li> <li>▪ Seconded-Harriett Lane</li> <li>▪ Outcome –Approved 15/0</li> </ul> <p><b>New Business Continued on Attachment 1</b></p>
<p>Next Meeting Date, Time, Location</p>	<p>Van Biesel</p>	<p>December 08, 2022, 7:00PM Zoom</p>
<p>Adjournment</p>	<p>Van Biesel</p>	<p>There being no further business the meeting was adjourned at 9:17 PM.</p>

# Attachment 1

## New Business

### Sub-motion: Modify item 10 from:

“Work with DeKalb County and the Georgia Department of Transportation (GDOT) to explore all options and implement methods to minimize traffic and congestion along Briarcliff Road and University Drive.”  
to

“Work with DeKalb County and the Georgia Department of Transportation (GDOT) to explore all options and implement methods to minimize traffic and congestion along Briarcliff Road and University Drive, given that such options and methods do not include an increase in the existing right-of-way which would require the acquisition of residential property.”

- Motion – Van Biesel
- Seconded-Steven Misner
- Outcome –Approved 14/0

### Sub-motion:

#### **Modify motion from:**

"On the condition that Galerie Living takes the following steps to mitigate negative impact on the surrounding neighborhood, we do not oppose the proposed Corso Druid Hills project at the Emory University Briarcliff Campus:..."

to

“ On the condition that Galerie Living takes the following steps to mitigate negative impact on the surrounding neighborhood, we support the proposed Corso Druid Hills project at the Emory University Briarcliff Campus:...”

- Motion – Van Biesel
- Seconded-Rob Kincheloe
- Outcome –Approved 11/2

# Attachment 1

## New Business

### Sub-motion:

#### Modify motion from:

"On the condition that Galerie Living takes the following steps to mitigate negative impact on the surrounding neighborhood, we support the proposed Corso Druid Hills project at the Emory University Briarcliff Campus:..."

to

"On the condition that Galerie Living takes the following steps to mitigate negative impact on the surrounding neighborhood, we support Galerie Living's applications for DeKalb County approval of the proposed Corso Druid Hills project at the Emory University Briarcliff Campus:..."

- Motion – Van Biesel
- Seconded-Rob Kincheloe
- Outcome –Approved 14/0

#### Motion:

On the condition that Galerie Living takes the following steps to mitigate negative impact on the surrounding neighborhood, we support Galerie Living's applications for DeKalb County approval of the proposed Corso Druid Hills project at the Emory University Briarcliff Campus:

#### Mansion Restoration

1. Restoration of the Candler Mansion will be completed as part of Phase One of the planned development.
2. Plans for restoration of the Candler Mansion will be shared with the DHCA and the Atlanta Preservation Center or Georgia Trust in advance of restoration work.

#### Integration into the Community

3. Public access shall be guaranteed to the property, specifically to sidewalks parallel to Briarcliff Road, west of the historic wall, allowing safe passage for pedestrians. To ensure pedestrian safety, sidewalk access will be 24 hours per day, 7 days per week.
4. Public access shall be granted to the property "park" areas to the east of the Candler Mansion (areas shaded in purple in the 9-27-2022 Site Logistics Plan) and sidewalk access to the "Village" area and associated shops between Briarcliff Road and Building "C."

# Attachment 1

## New Business

### Building Height & Massing

5. Per the 9/1/2022 Height Study Diagram, maintain designed 1-story building height of Building “B2” (memory care) along the south property boarder.
6. As proposed, make all efforts to maintain building massing in the center of the property.
7. Install walls, fencing, or vegetative barriers to insulate neighbors from the taller buildings within view per 9/16/2022 Fencing Diagram.

### Noise and Light Pollution

8. Install walls, fencing, or vegetative barriers and plan interior roadways to shield neighbors from light from buildings, vehicles, and other light-producing items within the property.
9. Install walls and berms and orient buildings and structures to minimize noise propagation to the surrounding neighborhood.

### Congestion/Traffic

10. Work with DeKalb County and the Georgia Department of Transportation (GDOT) to explore all options and implement methods to minimize traffic and congestion along Briarcliff Road and University Drive, given that such options and methods do not include an increase in the existing right-of-way which would require the acquisition of residential property.

### Sidewalks

11. Given GDOT and DeKalb County’s commitment to “complete streets” design, work with GDOT and DeKalb County to maximize pedestrian and bicycle safety within the existing right-of-ways adjacent to the property along Briarcliff Road and University Drive, respectively. Work with GDOT to install a sidewalk outside the granite wall along Briarcliff Road, given that it does not trigger installation of a turn lane or deceleration lane outside of the existing right-of-way.

### Storm Water Management

12. As the vast majority of surrounding homes are located downhill or at grade with the property, take steps to direct all water into drainage systems adequate to protect the surrounding areas.
13. Given the increasing frequency of large rainfall, events, retain as much stormwater on site as is practicable and provide flood protection so as not to exacerbate flooding of nearby homes and to prevent any unnecessary discharge of pollutants into the surrounding watershed.

# Attachment 1

## New Business

### Trees

14. Save as many healthy, native overstory trees on-site as possible, and replant as many native overstory trees onto the property as possible in order to maintain the existing tree canopy.

### Parking

15. Provide adequate parking for residents, staff, and demands created by the use of the Candler Mansion and the surrounding historic areas as an event venue.

### Construction

16. Designate a point of contact at Galerie Living during all phases of construction.

17. Establish truck routes which utilize Briarcliff Road and do not include N. Decatur Road or minor residential streets.

- Motion – Rob Kincheloe
- Seconded-Steven Misner
- Outcome –Approved 14/0

### **Motion:**

DHCA opposes any proposed increase to lot coverage allowances in DeKalb County.

- Motion – Rob Kincheloe
- Seconded-Steven Misner
- Outcome –Approved 14/0