

**DRUID HILLS CIVIC ASSOCIATION, INC.**  
**Board Meeting**  
**Wed., October 19, 2016 @ 7:30 p.m.**  
**Hosted by: Steven Misner**  
**Location: St. John's Lutheran Church**

**IN ATTENDANCE**

Officers: A Wallace, H Handley, T McGuigan, K Gibson

Past Presidents: C Vandenberg, B MacGregor

Board Members: J Heerin, J Richardson, R Graham, L Van Gelderen, J Critz, Y Weatherly, M St. Louis, P Lee, R Nelson, S Thornton, R Foust, V Biesel, S Misner

2016: A Howell, J Markham, A Orkin, Elise Riley, A Silverman, D Winston.

2017: K Eisterhold, C Liggett, P Mitchell, C Tankersley.

2018: B Evans, W Heaps, R Hughes, L Teunis, C Waterbury.

Guests: Steven Mathias (Membership Committee), Mike Walters (Possible Communications VP), Harriett Lane, Russ Haynie, Brandon & Haley Maitre, Cynthia Tauxe.

Brian Davison, Managing Partner and Dan Cotter, Development Analyst for Minerva presented plans to convert the 4.25 acre Druid Hills United Methodist Church site at 1200 Ponce de Leon Ave into condominiums suitable for locals needing to downsize. Another level will be added to the two-story church school building, and additional buildings will be added in the back parking lot, in the parking lot between the sanctuary and Green Gables, and to replace the gym. The proposed plans include 51 3-bedroom units from 1800 to 3600 sqft with porches. Much of the existing asphalt will be landscaped with generous setbacks, and parking will be provided under the new buildings. A single entrance next to the Green Gables will replace the existing two driveways and parking lot on Ponce. Minerva is working with DH PreSchool as they seek an alternative location.

At 8:00 pm the regular Board of Directors meeting was called to order and the September Minutes were approved after the following clarification: The September motion was for the DHCA "to support an appeal of a COA" to the BOC for the HPC approval of a lot split at 1181 N Decatur Rd. Several neighbors with standing did file a timely appeal with help from the DHCA Land Use Committee that will be heard by the BOC on October 25.

**Announcements:**

Kathryn Evans, mother of Caroline Moise, died Sunday afternoon. She lived with Caroline and Phil.

Remember to bring CANNED GOODS to the November meeting for St. John's Food Drive.

Chris Liggett reported that the Trees Atlanta Neighborhood planting drive surpassed our goal of 50 trees and will plant as many of the 89 trees as possible in Divisions 1 & 4. Volunteers from all divisions will meet at the Lullwater Conservation Garden & the Byway on Saturday. There will be morning refreshments. Bring water, gloves and appropriate footwear.

Jennie Richardson reported that the Fall DH News would be mailed around November 1 with help from Susan Baker. The April issue will be the tour issue.

Honora Handley reported that the Board Holiday Party takes place THURSDAY, December 15 at Kit Eisterhold's home on Harvard Rd.

The DHCA Annual Meeting will be at the Paideia Auditorium on January 29, 2017 from 1:00 to 3:00. The Fernbank Museum location is not available due to renovations.

Becky Evans reported that the Emory Village Open Streets Festival is this Sunday, October 23 from 3:00 to 7:00 and features a Halloween Parade.

Amy Howell reported that the Nominating Committee is asking each board member to nominate at least one candidate for next year. A volunteer Position sign-up sheet was passed around.

The following new neighbors and potential board members were introduced:

Mike Walters retired from Coca Cola in 2000 and is in charge of communications for the Rabun County Alliance and the Tallulah River Watershed Council. He is considering the DHCA Communications VP position but needs to make sure his travel commitments will support the position.

Harriet Lane may become the DH representative to the Freedom Park Conservancy.

Brandon & Haley Maitre moved from Boston last December and Haley's background is in Landscape Architecture and Urban Planning.

### **New Business**

Jon Markham, chair of the Public Safety Committee, reported that the Board of the DH Patrol, which is a separate nonprofit organization, is asking the DHCA for help in running this important project. The DH Patrol has existed for 25 years independently of the DHCA but now feels the need to reach out to the DHCA for help. Since the Public Safety Committee's mission is to help the welfare of our community, they are seeking input from the board on the value of the DH Patrol. The discussion raised several points: Are cameras and other technologies more effective than a patrol car? It is difficult to evaluate the effectiveness of the patrol since they are more of a deterrent than a crime solving organization. If the DHCA is to take on this responsibility, the allocation of resources and time would be significant but there is significant value to our community for a well-run patrol. A vote was taken to answer the following question:

*Should the DHCA concern itself with the continued existence and potential improvement of a neighborhood security patrol, even if this requires an investment of our own resources of time and money?*

There was unanimous approval. The Public Safety Committee will look into data from DH Patrol as well as neighboring patrols before reporting back to the board with recommendations.

### **Committee Reports**

Membership and Community Committee – Steven Mathias has produced and distributed 63 Welcome bags for recent new residents and will now distribute Welcome bags to Division Chairs every month at the Board Meetings. More coupons from local vendors such as Slice & Pint have been added to the bags. 3900 mailers are prepared and will be mailed on Monday for the Fall Membership drive. The new, approved yard signs will be posted in 30 selected locations and the new banner will be displayed at the Open Streets Fair. Already, there have been 400 Facebook responses.

Land Use Committees - Kit Eisterhold & Bruce MacGregor gave updates on development issues:

Lullwater Gardens Apartments adjacent to Emory Village: Tribridge Development is proposing to replace the 44 existing two story units with 85 three and a half story units built over parking decks. The 3.73 acre site includes a FEMA floodplain, the Peavine Creek and a tributary to the Peavine, and is zoned MR-2 (12 units/acre expandable to 24 units/acre). However, only one acre is above the floodplain and setback variances would be needed for the 75' stream buffers and the 50' transition buffer adjacent to the R-85 lot on Lullwater. The Land Use Committee will meet with Tribridge prior to their submission of COA and Variance applications.

463-467 Burlington Rd: Zoning Board of Appeals denied a variance for a 40% increase in lot coverage.

Fox 5 site on OLD Briarcliff Rd: Minerva has proposed a rezoning and townhouse development on the 2+ acre site and held a neighborhood meeting attended by 50 neighbors. Many concerns were expressed about tree loss, traffic and falling ice from the overhanging Fox5 tower guy-lines.

Gables Rock Springs: Gables has prepared a draft site plan for redevelopment of the Villa Drive ("Bird Sanctuary") site and the Markan Drive site, which will increase density and affect stream buffers for the Rock Creek and its tributary.

999 Briarcliff Rd: The Metro Cathedral declined to renew Minerva's option.

DeKalb HPC Hearing: Most applications were non-controversial. The Land Use Committee opposed 3 applications including 1774 Vickers Circle (withdrawn), 1907-11 Ridgewood Dr. (Deferred), 2218 East Lake Rd (deferred), and 1275 Briarcliff (deferred).

#### Land Use and Transportation Committees

Discussions on possible consequences of the proposed City of Atlanta annexation of Emory University brought up concerns about preservation protections of non-residential properties adjacent to Emory. Could a business on North Decatur Rd. temporarily or permanently get around existing DeKalb County Historic protections through annexation? Both of our commissioners and the new county CEO will be meeting with Emory and have asked for DHCA input.

A motion to adjourn and let those interested in learning more about the annexation news continue their discussions afterward was made and passed 13 to 10 with one abstention. The meeting adjourned at 9:05 and 17 members stayed for further discussion.