

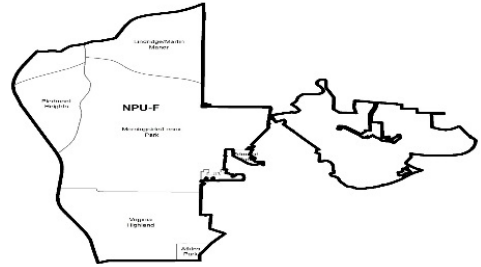
# NEIGHBORHOOD PLANNING UNIT – F

## MEETING INFO

**Date & Time:** Monday, April 16, 2018 – 7:00 PM

**Location:** Hillside Facility

1301 Monroe Drive Atlanta, GA 30306-3439



## CONTACT INFO

Debbie Skopczyński, **NPU-F, Chairperson** – (404) 874-7483 or [chair@npufatlanta.org](mailto:chair@npufatlanta.org)

Doug Young, **City of Atlanta, Planner** – (404) 330-6702 or [dyoung@AtlantaGa.Gov](mailto:dyoung@AtlantaGa.Gov)

Erica Pines, **City of Atlanta, Asst. Director** – (404) 546-0159 or [epines@AtlantaGa.Gov](mailto:epines@AtlantaGa.Gov)

Charletta Wilson Jacks, **City of Atlanta, Director** – (404) 330-6730 or [cjacks@AtlantaGa.Gov](mailto:cjacks@AtlantaGa.Gov)

## AGENDA

1. Opening Remarks/Introductions

The meeting was called to order at 7:03pm.

**We've had a request to add a Special Events to the agenda:** Jewish Federation of Atlanta "Israel is 70" Celebration – to be held April 29 at Park Tavern and portions of Piedmont Park

**NPU-F Action: Motion to add Jewish Federation of Atlanta "Israel at 70" Celebration to the agenda carries on voice vote.**

2. Approval of Minutes

The March 2018 minutes have been posted on the NPU-F website. Thanks to Aruna for taking the minutes last month. Are there any changes or revisions?

**NPU-F Action: Motion to approve the March 2018 minutes (without revisions) carries on voice vote.**

3. Announcements

***See the Consent Agenda for Upcoming events***

4. Reports from City Departmental Representatives

- Atlanta Fire Department – Station 19 North Highland; Station 29 Monroe Battalion Chief Dwayne Johnson: Fire department is doing well, out in the community protecting everyone. Starting spring hydrants testing and fixing now. Call main number if you see a fire hydrant out of order: 404-546-7000. Check out Pulse Point app, it provides more insight about what the Fire Department does, such as EMS calls. Fire has not been interrupted by cyber problems in the city.

- Atlanta Police Dept. - Zone 6 - Major Klotzer Zone 2 – Major Shaw  
Major Klotzer, Zone 6: There was a home invasion, on the 1000 block of Virginia Avenue a few nights ago. For unknown reasons people in the house were targeted. Response time

was good, perpetrators had fled, it happened around 2:30am, no reason to believe there is a rash of home invasions. Other than that crime pretty good, clean car campaign and package thefts continue, so recommend having your packages delivered somewhere besides your home to avoid crimes of opportunity.

Question: What can you tell us about your response to the policy change about shoplifting? Big Box retail disproportionate drain on police resources, so police will not respond in the critical fashion of the past, encourage big box stores to have their own security. This is similar to agencies responses around the country. APD will analyze the crime committed and the individual and determine best path forward. Small businesses will still be protected by APD for shoplifting

Captain Patterson, Zone 2: No residential burglaries, 3 larcenies from auto, 3 auto thefts over a 14-day sprint, this is very good especially with spring break.

Question: What was the gunfire on Hillpine last Friday? Was not reported as a crime will look into it.

- Fulton County Community Prosecutor - Zone 2 - Brendan Dougherty; Zone 6 - Keith Lamar Jr; Court Watch Coordinator – Danielle Simpson – Did not attend
  
- MARTA police - Major Nelvette Easterling, Lt. Chapman, North Precinct  
D. Johnson: Zone 2 & 6 APD have done such a great job, aggressively policing, really helping keep MARTA safe. MARTA arrested Cobb County woman at Lindbergh. Had a stabbing on the train, 1 injured, but he was the perpetrator. No incidents at the Dogwood Festival or Atlanta United Soccer to report. Question: Concerned about increased homeless around Lindbergh? MARTA is doing what they can to manage this, has really increased with the closing of several shelters in the city.
  
- Bureau of Housing and Code Compliance – Officer Edwards [sledwards@atlantaga.gov](mailto:sledwards@atlantaga.gov)  
cell 404-326-6573  
Computer system is still down, Officer Edwards has been doing proactive code violations, has turned in 56 for NPU E & F alone this month.
  
- Office of the Solicitor's - Andrew Hughes, Solicitor  
Courtney Smith- Emergency Preparedness event on 4/30 see Consent agenda for details.
  
- Watershed Management – Chaitanya Bhatt, Watershed Ambassador – did not attend
  
- Public Works – Carlos Collins

No dumping signs will be put in place on Maiden Lane by the end of next week. Carlos manages sidewalk repair for the city and asked the community to start thinking about the sidewalks that need repair so they can start fixing them in new fiscal year in July. Contact information: 404-803-9376 / [cacollins@atlantaga.gov](mailto:cacollins@atlantaga.gov)

Questions: Repaving on Cardova Drive & Armand what was the result? Should be back up and running for resurfacing once weather clears up next week. Are you in charge of lining the streets with yellow lines? Monroe Drive there are no lines, concerned because hard to see at night.

## 5. Comments from Elected Officials

- Councilmember District 6 – Jennifer Ide (Lance Orchid & Kent Strickland, staff)

Several Dogwood Festival issues that Jennifer and team are working to resolve for future events: 1) HAWK signal to cross Monroe in to the park was not working, it would not change to red. 2) Issues with parking on streets that did not have “no festival parking” signs up 3) one street was upset because it had no parking signs. Jennifer and her team are working with Mayor’s Office of Special Events to gain some better clarity on the holistic parking plan for events. Also, there was confusion about the park being closed to bicycles, communication was not clear.

Homeless Presence in our neighborhoods: On Tuesday, April 24 at 6pm at Virginia-Highland Church, Jennifer is hosting a session to provide facts about Peachtree Pine closure and it’s impacts to our communities, discuss where beds for people in need do exist and what the laws are around living on the streets.

10<sup>th</sup> & Monroe: property owned by Beltline, Invest Atlanta awarded it to a development firm in 2017, as part of condition of sale required to participate in public engagement process as phase 1 until the end of June, at which point the normal process will begin and a definitive development plan will have to be laid out. First meeting was held April 10<sup>th</sup> at Grady, there were about 200 attendees. May 17<sup>th</sup> will be the next community meeting, location TBD. Many community members have expressed concern about traffic on Monroe and the plan to incorporate R-4 housing rezoning in to the plan. You can provide feedback on Jennifer’s website. Virginia-Highland meeting on Thursday at Virginia-Highland Church is open to all.

Website: [atlantadistrict6.com](http://atlantadistrict6.com)

E-mail: [Jnide@atlantaga.gov](mailto:Jnide@atlantaga.gov)

Phone: 404-330-6049

- Fulton County Commission - Fulton County Commission - Lee Morris, District 3; Marvin Arrington Jr., District 5; Family Fun Day, Saturday, May 5 at Oakhill Family Center, free event open to the public for middle and high school students, also comes with a scholarship.

## 6. Presentation(s)

- MARTA proposed route changes/ Lewis Grigolio

Not present

- NPU-N Request for support – Z-17-59/Nina Gentry/Joe Drolet

This relates to an Inman Park proposed development at the intersection of N. Highland and Copenhill. Properties are currently zoned as RG-2, the city doesn’t see this as an expansion. Inman Park does not support commercial across from residential for many years. CDP voted to deny this and NPU-N voted unanimously to deny this. Hoping NPU-F will go on record to support NPU-N’s position. Please contact your council member to support NPU-N and Inman park in this situation Z-17-59.

Questions: This could have an impact on 10<sup>th</sup> & Monroe? Yes, on all development. ZRB did not reach a decision (2-2 vote to support and to deny). Biggest issue is the neighborhood wants to see residential development included, the applicant never came back with anything serious. What are the properties: One building called Villa De Grip, 342 Copenhill being used illegally, a vacant lot being used by Soto Soto and Fritti. The 100 parking spots are driving this.

**NPU-F Action: Motion that NPU-F support NPU-N in their opposition to Z-17-59 and that the city, ZRB, Zoning committee on council and council adhere to the NPU policies and**

**goals as set forth and that the comprehensive development plan is followed. Motion for NPU-F to support NPU-N carries unanimously.**

- **Office of Parks and Recreation – Clara Kwon and Daniel Calvert**

Clara Kwon, Assistant Director of Park Design-- the department is working on a comprehensive plan for the city, looking at all parks and recreation centers trying to develop recommendations through community input on what we should do for the future, over next two, five and ten years. Last time this was done was in 2009, Project Green Space. Using Atlanta City Design as foundation for the comprehensive plan, centered around 5 core values; project, equity, progress, ambition, access and nature. This department will work on this for next 12 months, currently it is in the community engagement phase. E-mail address for questions: [Cykwon@atlantaga.gov](mailto:Cykwon@atlantaga.gov)

Daniel Calvert: Grant opportunities: a) Noble Park would like to purchase a playground springer. B) Armand Park has is a retaining wall, and they would like to work with neighborhood and children to create a mural. Variety Charities doing an inclusive and special needs playground at Piedmont Park. Nonprofit partner, Park Pride who raises money and provides grants is hosting an event, Pints for Parks – May 1<sup>st</sup> @ Orpheus.

**Motion to support to support the grant at Noble and Armond Parks for \$7,000+ carries on a voice vote.**

#### 7. Planner's Report

May 17 - Excellence in Design Event, free and open to the public, will be held at Providence Missionary Church @ 6:30pm. RSVP is requested for catering numbers.

2nd year for Community Design Awards, for NPU to nominate what makes our community a better place to live. Could be a program or project, this NPU will vote on it. There was a nomination from the floor for the North Highland Mile and all meeting attendees were in favor of the North Highland Mile as the NPU-F nomination for the Community Design Award.

Zoning Ordinance Update Phase II: There will be a series of open houses and public forums for people to attend to learn about the approximately dozen changes to the zoning ordinance, some specific topics this update will include is the missing middle housing types, accessory dwelling units, and definition updates. This update and conversations proceeds the entire Zoning Ordinance overhaul, which will be forthcoming in future years.

Announcement from Delapa the owner, there is a new restaurant now open on Cheshire Bridge called [Blue Lagoon](#)

#### 8. Committee Reports

- Lindridge-Martin Manor Neighborhood Association – Kevin McBride, President; Rich Sussman, NPU Rep  
none
- Morningside-Lenox Park Association – Charlie Nalbone, President & NPU Rep; John Ayers, Zoning & NPU Rep  
none
- Piedmont Heights Civic Association – Gary Dresser, President; Jean Johnson and Tim Berube, NPU Reps

none

- Virginia-Highland Civic Association (VHCA) –David Brandenberger, President; Barry Loudis and Kay Stephenson, NPU Reps  
Everyone invited Thursday Night for 10<sup>th</sup> & Monroe planning  
Summerfest looking for volunteers and Road Race participants
- Virginia-Highland Business Association (VHBA) –Lynn DeWitt, NPU Rep  
Not present
- Edmund Park - Pete Densmore, Neighborhood Rep; Sally Montgomery, Zoning  
None
- Emory/CDC Area/Druid Hills  
None
- Public Safety Committee – Jim Hardy  
None
- Education Committee (vacant)  
Not present

#### Chair Report:

- We now have an NPU-F Facebook page so that we can post information about important happenings in the NPU. We have not met last month's goal for doubling the number of followers. Please like us on Facebook!!
- Last month reported on Beltline SAP BL-17-063, a proposal to build a gas station with 12 fuel pumps and 4900 sq ft convenience store at 1896 Piedmont Rd NE with street frontages on both Piedmont and Piedmont Circle. The NPU provided comments to the Planning Department opposing the project but because it is in the Beltline Overlay district, it will need to go before Atlanta Beltline Design Review Committee. It apparently has been approved without going to the **Atlanta Beltline DRC**. The DRC meets the 3<sup>rd</sup> Wednesday of every month, agendas are posted on their website the Friday before.
- APAB meeting is upcoming April 21<sup>st</sup> – no report
- Invoices for 2018 NPU Grants were submitted. Thanks to PHCA, LMMNA and MLPA for working with me to meet the deadlines.
- **It's Spring cleaning time!** On April 18, from 11:30-6:30 (in observance of Earth Day month), there will be an opportunity to bring a huge variety of items for recycling to Emory Point, in the greenspace by The General Muir. Attached is information on the items accepted, many of which usually require special locations to discard. The last event collected 9000 pounds of electronic waste, 300 gallons of old paint, 3 truckloads of personal document shredding and 9 truckloads of other household materials! Free secure paper shredding.

#### 9. Matters for Voting

##### **Consent Agenda:**

##### **Board of Zoning Adjustment Applications**

Application	Address	Request	Neighborhood Recommendation
V-18-66	825 Drewry Street NE	Applicant seeks a variance from the zoning regulation: (1) to reduce the required east side yard setback from 7 ft. to 3 ft., (2) to reduce the required west side yard setback from 7 ft. to 2 ft, (3) to reduce the required rear yard setback from 15 ft. to 10 ft. to construct a detached garage, and (4) to increase the maximum lot coverage from 50% to 55%.	VHCA: Defer at the request of the applicant
V-18-95	1105 Monroe Drive NE	Applicant seeks a variance from the zoning regulation: (1) to reduce the required front yard setback from 35 ft. to 23 ft., and (2) to reduce the required half depth front yard setback from 17.5 ft. to 6 ft.	VHCA: Approve

- **NPU Action:** Motion to accept the neighborhood recommendations and approve the consent agenda carries on voice vote.

### Housing Opportunity Bond – 2070 Cheshire Bridge Road

#### “Abbingdon on Cheshire Bridge” – applying for an Invest Atlanta grant

Comments: Sean Brady, VP of development focus on affordable, multi-family development this is part of an application to Invest ATL. 52 multi-family housing units, 53 parking spaces, rent will be set based on family income, 15% of units will be market value, rest will be offered at 50-60% of area median income. Onsite professional staff present full-time. This will go through entire planning design process with the city. Property is already zoned for this project. All developments are green certified. Application due May 24<sup>th</sup> for the funds.

Question: Lindridge Martin Manor would appreciate if they could attend neighborhood meeting in early May. The developers said they will attend their May General Meeting.

**NPU-F Action: Motion to recommend NPU-F support plan as presented tonight, contingent on Lindridge Martin Manor support and outreach be made to South Fork conservancy, carries on voice vote.**

Special Event Application(s) – MOSE			
Event Name	Event Organizer	Event Location	Event Date
41st Annual Atlanta Jazz Festival	Melissa Laurenceau	Piedmont Park Class A/100,000 Participants	May 26-27, 2018

Presenter: Michael Crowell, representing Melissa. 41<sup>st</sup> installment of Jazz festival, one of largest free jazz festivals in the world. Partner with the Loews hotel. Traffic partnered with MARTA, Uber and Lyft. Big change this year, only 2-day festival this year due to budget, versus 3 days of the past. Will keep 10<sup>th</sup> street open. Sound conscientious.

Comments: Learn from Dogwood Festival mishaps, discussed by Jennifer at tonight’s meeting. Will work with APD and put signage up around the neighborhood and take back these comments to the team. Need to check on lead Security from APD.

**NPU-F Action: Motion to recommend support carries on voice vote.**

Atlanta Food & Wine Festival	Michele Crow	Piedmont Park/Loews Atlanta Hotel Gated Event/9,000 Participants	May 31-June 3, 2018
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Presenter: 8<sup>th</sup> event, same format as years past with over 250 talents to teach the classes at the Loews, then tasting tents at Piedmont Park Promenade.

**NPU-F Action: Motion to recommend support carries on voice vote.**

Jewish Federation of Atlanta "Israel is 70" Celebration		Park Tavern/Portion of Piedmont Park Gated Event/1,500 Participant	April 29, 2018
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Terrell Henderson: Event 11:30am-4:30pm, setup fencing, no sidewalk will be blocked.

**NPU-F Action: Motion to recommend support carries on voice vote.**

Great Southern Beer Festival	Catherine Schreiman	John Howell Park Gated/Class E/1000+ Participants	April 28, 2018
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Presenter: Kevin Kriegen owner of event planning, bring in high end breweries throughout the southeast.

Comments: Will no longer close Virginia Avenue as requested in application. Barricade to event will be with bike racks, everyone will be wearing wristbands. Sidewalks will be open. Partner with Uber & Lyft, do not recommend driving. Benefits Release Atlanta, range \$2500-\$5000 in donation based on ticket sales. Hours are 1-6 for event, setup 7am, small stage. NPU asked the organizers to please send us a report of the finances.

**NPU-F Action: Motion to recommend support carries on voice vote.**

**Board of Zoning Adjustment Application(s) – BZA**

**V-18-33      780 Ponce De Leon Terrace NE**

Applicant seeks a variance from the zoning regulation to reduce the required western side yard setback from 7 ft. to 2 ft. for an addition.

**VHCA Report:** Applicant Chris Hollman on behalf of Owners Natalie and Chris Kenny desire to 1) reduce the western side yard setback to 3 feet from 7 feet for the construction of an addition (bike/stroller shed). Construction is limited to the area at the front of the house. There is one tree in the area but applicant has committed to hand digging support piers and no tree impacts are anticipated. No apparent storm water concerns and FAR and lot coverage are within current zoning limits.

The Virginia-Highland Civic Association Board of Directors as well as the Virginia-Highland Planning Committee supports this application.

**Comments: None**

**NPU-F Action: Motion to recommend approval carries on voice vote.**

**V-18-56      836 Courtenay Drive NE**

Applicant seeks a variance from the zoning regulation: (1) to reduce the required half-depth front yard from 17.5 ft. to 7 ft., (2) to reduce the required front yard setback from 35 ft. to 34 ft., and (3) to reduce the required west side yard from 7 ft. to 5 ft. in order to construct a new single-family residence.

MLPA Report: Approved 13-0-0

**Comments: None**

**NPU-F Action: Motion to recommend approval carries on voice vote.**

**V-18-61 1249 Lanier Boulevard NE**

Applicant seeks a variance from the zoning regulation: (1) to reduce the required rear yard setback from 15 ft. to 7 ft., 6 inches, and (2) to reduce the required southern side yard setback from 7 ft. to 3 ft. to erect a detached garage.

MLPA Report: Approved 13-0-0

**Comments: None**

**NPU-F Action: Motion to recommend approval carries on voice vote.**

**V-18-69 756 Elkmont Drive**

Applicant seeks a variance from the zoning regulation to reduce the required south side yard setback from 7 ft. to 4 ft.

VHCA Report: Applicant Mark Arnold on behalf of homeowners Shak and Kathleen Presswala request the following variances 1) reduce the south side yard setback from 7 feet to 4 feet to allow construction of an enclosed patio addition to the first floor of the residence.

Most of the current area for the addition is an uncovered concrete; that area – and some new on the south side (+11 sq/ft) – will be covered, resulting in a lot coverage to 41.6%. The new requested FAR is below 50%. No observed tree issues and applicant is reviewing options for potential stormwater effects given the recent loss of a (55" DDH) tree in the backyard. Appropriate neighbors were notified.

The Planning Committee and VHCA Board unanimously recommended approval.

**Comments: None**

**NPU-F Action: Motion to recommend approval carries on voice vote.**

**V-18-77 1570 Barclay Place (aka 1050 East Rock Springs Road NE)**

Applicant seeks a variance from the zoning regulation to reduce the required west side yard setback from 7 ft. to 3 ft. 6 inches. Applicant also seeks a special exception from the zoning regulation to allow active recreation area in a yard adjacent to the street.

MLPA Report: Approved 13-0-0

**Comments: Located East of Morningside Elementary, fully fenced in pool behind the house.**

**NPU-F Action: Motion to recommend approval carries on voice vote.**

**V-18-84 709 Cumberland Circle NE**

Applicant seeks a variance from the zoning regulation: (1) to reduce the required west side yard setback from 7 ft. to 4.5 ft., and (2) to increase maximum lot coverage allowed from 50% to 51.1%.

MLPA Report: Approved 13-0-0

**Comments: None**

**NPU-F Action: Motion to recommend approval carries on voice vote.**

**V-18-85 200 Ottley Drive NE (NPU-F Adjacent – Review & Comment Only)**

Applicant seeks a special exception from the zoning regulation: (1) to reduce the required on-site parking spaces from 149 based on retail and office to 94, and (2) to reduce the required on-site loading spaces from two 12' x 35' and one 12' x 55' to 0.

**Comments: included below**



**V-18-86 190 Ottley Drive NE (NPU-F Adjacent – Review & Comment Only)**

Applicant seeks a special exception from the zoning regulation: (1) to reduce the required on-site parking spaces from 123 based on retail and office to 54, and (2) to reduce the required on-site loading spaces from two 12' x 35' to 0.

**Comments: Piedmont Heights voted not to oppose, starting to get worried about the entrance to Armour Yards and traffic. No update on dedicated lane coming out of there? Any update on the MARTA bus running back there? MARTA does not currently run a circulator shuttle there, but they are following up on that. Who can we work with to deal with this traffic?**

**V-18-89 928 Lindbergh Drive NE**

Applicant seeks a special exception from the zoning regulation to erect a six ft. wall in the required half depth front yard setback, whereas only a four ft. high fence (50% open visibility) is allowed.

Lindridge voted: 6-1 to approve

**Comments: Fence on the Lindridge side, similar to one across the street.**

**NPU-F Action: Motion to recommend approval carries on voice vote.**

Text Amendment(s) – Zoning Ordinance		
Legislation	Public Hearing	
Z-18-28 An Ordinance by Councilmember Ivory Lee Young Jr. to amend Zoning Ordinance Section 16-29.001(71) to change the definition of shelter so as to allow expansion of an existing shelter that does not meet certain distance limitations of said ordinance on condition that the expansion be approved by special use permit; and for other purposes. FACT SHEET	Zoning Review Board – City Hall Council Chambers	May 3 or 10, 2018

**Comments: This is a homeless shelter. There is no address. Could potentially impact 6 other shelters around the city, none are in our NPU. We want more smaller shelters, versus larger shelters. If eliminating criteria for requirement near transit, makes it tough for people utilizing the shelter to look for work this should not be permitted.**

**NPU-F Action:** Motion to recommend denial of Z-18-28, because the legislation is designed to benefit one building and would set a precedent for the future and eliminates proximity to transit and opposes philosophy of smaller shelters versus larger shelters, motion carries on voice vote.

10. Old Business

11. New Business

Dino Thompson, NPU-F resident asks people to support the Gay Georgia (GAGA) request regarding Tokyo Valentino to make it a LGBTQ Landmark. (GAGA is a state-registered political action committee) The website for those interested in signing a petition to keep Tokyo Valentino open is <https://bit.ly/2GAgjlk> A motion to support GAGA’s request did not carry by a vote of 0-17-1.

12. Adjournment

**The meeting adjourned at 9:30 PM**