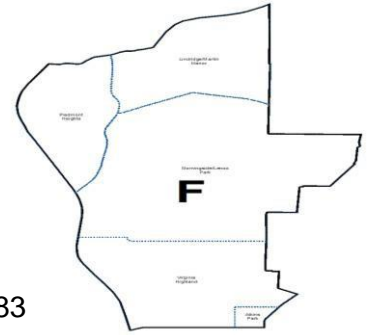


MEETING AGENDA

NEIGHBORHOOD PLANNING UNIT - F

DATE: Monday, December 18, 2017
TIME: 7:00 P.M.
LOCATION: Hillside Facility
1301 Monroe Drive
Atlanta, GA 30306-3439



Contact Information:

Debbie Skopczynski, Chair chair@npufatlanta.org 404-874-7483

City Staff:

Charletta Wilson Jacks, Director cjacks@atlantaga.gov 404-330-6145

Erica Pines, Asst. Director epines@atlantaga.gov 404-546-0159

Doug Young, Planner dyoung@atlantaga.gov 404-330-6702

Tanya C. Mitchell, NPU Coordinator tcmitchell@atlantaga.gov 404-330-6899

AGENDA

1. Opening Remarks/Introductions

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

2. Approval of Minutes

NPU-F Action: Motion to approve the November 2017 minutes carries on voice vote.

3. Announcements

4. Reports from City Departmental Representatives

- Atlanta Fire Department – Station 19 North Highland; Station 29 Monroe
- Atlanta Police Dept. - Zone 6 - Major Peek Zone 2 – Major Shaw

Major Shaw, Zone 2 & Captain Neil Klotzer, Zone 6 – now that the mayoral election is over might see some movement and promotions within the police force. Prime crime time, don't leave keys or packages in your car. Zone 2 big focus on car break-ins. Laptops being snatched at Starbucks, just be aware of your surroundings. Use your intuition, if something doesn't feel right, call the police. Most of the crimes are preventable, if you take precautions. Good portion of auto-theft was unintentional, keys left in the car. Package thefts, if you can ship somewhere else do so. Piedmont / Morningside most crimes occur in the evening, Howell Mill / Chattahoochee is worst place for crime during the day.

Comments: People are tearing down the no parking signs on Maiden Lane (in Virginia-Highland). Police department will ensure the signs are put back up, so that no parking is enforceable. Community is advised to call 911 to get police out to handle it if they do not handle the situation appropriately report it to supervisor on duty. The noise ordinance is being revisited by council because the ordinance is currently not very useful. If you get a dispatcher who is not willing to dispatch the police, ask for a supervisor. If its 2 or 3am ask the officer to have the supervisor come out, if you don't see them call 911 again and ask for the supervisor. Zone 6 toy drive very successful, thank you for volunteering and donating.

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- Fulton County Community Prosecutor - Zone 2 - Brendan Dougherty; Zone 6 - Keith Lamar Jr; Court Watch Coordinator – Danielle Simpson

Brendan Dougherty – We have seen some quick success with courtwatch program in juvenile court, especially with many of the zone 2 crimes being committed by juveniles under the age of 17. A recent example, involved a juvenile that had been adjudicated many times before, the community supported this case by appearing in court and sending 35+ emails to the judge. This allowed for a great dialogue to occur to stop the juvenile offense cycle. Judge was able to understand, how this impacts the entire community, gave the juvenile 2 years time, the maximum time for this crime. The other juvenile did not have a history, but was also given a strong 2-year probation sentence. All are encouraged to join the courtwatch e-mail list, new court watch director will be in place soon. Let Brendan Dougherty know if you would like to be added to the list.

- MARTA police - Major Nelvette Easterling, Lt. Chapman, North Precinct
MARTA police follow all MARTA transit including buses. Lindbergh and north line, lot of car break-in's and car thefts, this has been bleeding up to Sandy Springs. 3 cars have already been stolen in December, remember to remove all your valuables and keys and make sure your insurance is up to date with serial number of your items. Violent crime has been down. When the power outage occurred at the airport, MARTA provided free transport to those who were stranded.

- Bureau of Housing and Code Compliance – Officer Edwards sledwards@atlantaga.gov cell 404-326-6573

September through November, there were a total of 33 property maintenance and 5 highly hazardous calls for a grand total of 38 calls. Officer Edwards is happy to work with individuals to handle neighbor concerns effectively.

- Office of the Solicitor's - Andrew Hughes, Solicitor
- Watershed Management – Chaitanya Bhatt, Watershed Ambassador
- Public Works – Carla T. Smith ctsmith@atlantaga.gov 404-546-0041

5. Comments from Elected Officials

- State House of Representatives - Rep. Pat Gardner/Rep. Park Cannon
- Councilmember District 6 - Alex Wan
- Atlanta City Council Posts: Michael Julian Bond-Post 1; Mary Norwood-Post 2; Andre Dickens-Post 3
- Atlanta City Council President's Office - Ceasar Mitchell

- Fulton County Commission - Fulton County Commission - Lee Morris, District 3; Marvin Arrington Jr., District 5;
- Atlanta School Board – Matt Westmoreland

Graduation rate APS up 6 points, high of 77%. Gap between APS and state has tremendously diminished. October 2017 Morningside Elementary received blue ribbon for academics and a green ribbon for sustainability. In November Walden Middle School was demolished, a new field space will be built for Inman and Grady, \$8M project to provide fields for lacrosse, baseball and soccer. Wish Michelle Olympiadis much success.

6. Presentations

a. Tsedey Betru – Invest Atlanta

Remind everyone about 5 different home ownership programs provided by Invest Atlanta. In

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in addition in January Invest Atlanta is launching a citywide home-owner occupied rehab program, for people who need help fixing up their homes, you can take up to \$60,000 loan and acts as a second silent loan on your home. More details about these programs can be found at: Investatlanta.com

b. Bill Bozarth – APAB representative to Atlanta Citizen Review Board and Invest Atlanta

- New program has been implemented as part of Citizen Review Board, last year legislation passed increased scope of items that citizens can raise, so a mediation process, to mitigate these has been started. As a result, the first 7 mediation cases have been resolved. Visit: ACRB.gov for additional information.
- Bill Bozarth has reached his term limit, there is an opportunity for a new APAB representative, report your interest to Debbie.
- Bill is also on the Invest Atlanta Board. There is a proposal that will come before Invest Atlanta this Thursday regarding the triangle of land located at Monroe and Cresthill. There was an RFP put out on this project.
- Comments: The basis of our community's support for Beltline, was keeping current zoning for single family zoning, community feels strongly about this project changing single-family zoning to multi-dwelling zoning. Concern about process, with project being shared December 18, 2017 with the vote happening in two days. Additionally, we do not have the capacity to support additional children in our school zone. Encourage community to attend the meeting on Thursday. Encourage everyone to contact all the other board members, to request time to evaluate this project. The community is concerned that Invest Atlanta has become a partner to change the master plan for Virginia Highland, during a Renew ATL campaign on land they do not own without any written analysis on the impacts from planning, Renew Atlanta or APS. This project has been in discussion for 8 years, Invest Atlanta's role is not to overhaul the processes and especially not without analysis and this is what the community has been speaking to Jennifer Ide about, Jennifer agrees we need to slow this project down. Affordable housing is something our community is fully in support of, we just need the analysis and opportunity to review the proposal. Meeting 8:30am, Thursday, December 21, 2017 @ Georgia Pacific, 30th floor.

NPU-F Action: motion to send a letter to request Invest Atlanta delay the December 21, 2017 vote and allow the NPU to review the project at our NPU meeting in January 2018. Motion carries on a voice vote.

Jack will send some copy for the letter. Jennifer if you can please do the same that would be helpful.

7. Planner's Report

No report

8. Committee Reports

- Lindridge-Martin Manor Neighborhood Association – Kevin McBride, President; Rich Sussman, NPU Rep

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No report

- Morningside-Lenox Park Association – Sally Bayless President; TBD, Neighborhood Rep; John Ayers, Zoning

Engaged in master planning process over the next several months. Morningside residents can make comments at www.mlplan.com and two community forums January 9, 7-9pm and Feb 5, 7-9pm at the Morningside Presbyterian church.

- Piedmont Heights Civic Association – Gary Dresser, President; Jean Johnson and Tim Berube, Neighborhood Reps

Happy holidays

- Virginia-Highland Civic Association (VHCA) –David Brandenberger, President; Barry Loudis and Eleanor Barrineau, Representatives;

Morningside and Virginia Highland are teaming up to take over the Morningside Mile, to redirect funds to improve N. Highland corridor, streetscape improvements specifically.

- Virginia-Highland Business Association (VHBA) –Lynn DeWitt and Kristi Warren Evans, Reps.

- Edmund Park - Pete Densmore, Neighborhood Reps; Sally Montgomery, Zoning

No report

- Public Safety Committee – Jim Hardy

Gift giving is gift stealing, watch your mail, keep car clean and be aware of surroundings.

- Parks, Trees & Environment Committee – Jack White and Rich Sussman

No report

- Education Committee - Abby Martin

Morningside Elementary school is full again. APS had to figure out solution for fall, take some of the Cheshire Bridge corridor (specifically north of Cheshire Bridge) and redistrict to N. Atlanta schools. Springdale and Hope-Hill have some openings. Grady has nowhere to expand to. Redistricting will be imminent, west and south has the capacity for more students. Frequently high-density developers in the area, claim there will not be an impact of the schools, but there is and now APS realizes this as well.

- Chair Report:

- Morningside, Piedmont Heights and Lindridge-Martin Manor have all expressed interest in the 2017-2018 NPU Grant Program. The grant applications needs to be submitted before 12/29 and I'm going to be out of the country until 12/30 so I'd like to submit it no later than Wednesday.
- Applications are now being accepted for 50 participants to be part of the Community Leadership Institute of Atlanta. Two Cohorts will be held in 2018: Cohort I – January to May and Cohort II – July to November. Class topics (which are one per month, 6 hours each) include: Roles and Functions of NPUs and APAB, Understanding Leadership, Conflict Management, Ethics, Making citizen Engagement Work in Our Communities, and Collaborative Leadership Model: Consensus Building and Problem Solving. Dates tbd. See Debbie for application.

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- The NPU received to Beltline Overlay SAPs. The first is BL-17-062, 525 Park Drive NE in Virginia-Highland. This is to build a new freestanding residence with garage and swimming pool on the currently vacant property. A proposed 6-foot iron perimeter fence is taller than normal. The owners also own the existing home at 531 Park Drive.
- The second SAP is 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 fuel pumps would be oriented towards Piedmont Circle and the store along Piedmont Road. Note that most convenience stores also have retail beer and wine alcohol licenses. Both Piedmont Heights and Morningside are reviewing this application.
- The 21 day deadline for NPU review and comment is Jan 2nd and Dec 27th. I've sent a note to the City to ask that we be allowed to respond the first week in January because of the holidays. Please let the neighborhoods know if you have any concerns.
- We've received an LRB application for the Clermont Hotel (hotel restaurant and rooftop bar – a new business with malt beverages, wine and distilled spirits consumed on premises with customer dancing and live entertainment) which is actually in NPU-N, but within 300 feet of NPU-F. The City, however, did not include a Notice to Appear to our NPU on the application. Traditionally, NPU-F will support the “home” NPU, which is not scheduled to meet until December 28th. We can, however, share any concerns with them prior to their meeting. There is residential property behind the Clermont Hotel. Everyone okay if we support NPU-N.
- We also received an LRB application for Ton Ton Restaurant, a new Business at Ponce City Market with beer, wine and liquor. PCM is in NPU-M and adjacent to NPU N, E and F. The applicant has declined to come to NPU-F. NPU-M is not scheduled to meet until January (their December meeting was 12/11 and it wasn't on the agenda). No objections to supporting NPU-M's recommendation.
- The December APAB meeting was cancelled (no report).

9. Matters for Voting Consent Agenda

Board of Zoning Adjustment Applications

Application	Address	Request	Neighborhood Recommendation
V-17-174	1944 Piedmont Circle NE	Applicant, Lemuel Ward, seeks a special exception from the zoning regulation to reduce the required off-street parking from 377 spaces to 211 spaces for proposed hotel/office use.	Defer at the request of the applicant (submitting SAP for shared parking)
V-17-323	1323 Northview Avenue NE	Applicant, Barbara Cuson, seeks a variance from the zoning regulation: (1) to reduce the required front yard setback from 35 feet to 29 feet, 7 inches, and (2) to reduce the required northern side yard setback from 7 feet to 6 feet for a 2nd story addition.	MLPA: Approve

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Zoning Review Board Application

Application	Address	Request	Neighborhood Recommendation
Z-16-79 Amended	1824 Piedmont Avenue NE	Applicant seeks to rezone property from R-4 (Single-family residential, minimum lot size 0.21 acres) to PD-H (Planned housing development, single-family or multi-family) for the redevelopment of portions of the site into a mix of owner occupied units including 9 detached single-family residences. REVISED SITE PLAN	Defer at the request of the applicant

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

License & Review Board (LRB) (Vote Required)				
Name of Applicant	Type of Business	Name of Business	Property Address	Request
W. Roy Torbert, JR.	Convention Center	The Carlyle	1919 Piedmont Road NE	New Business

Comments: Michael Sard, attorney. Former furniture store location. This will be an event facility for events such as weddings, and bar mitzvahs. License for beer/wine liquor on premise. Starting this business because there is a high demand for event spaces. There will be a holding kitchen at 1919 Piedmont facility, but most prep and cooking will be done at facility near Howell mill and will be moved by cargo van to the event space. There will be valet service for all events. 2 Issues with application: (1) 300-foot distance requirement to residential, as measured this is currently 325 feet, there are new homes being built that are closer, but they did not exist at the time this was filed. (2) Other issue is parking, adding a Porte co-chère to southern part of the building for car drop off, this will decrease the on-site parking, need 48 additional offsite parking spaces, which the business has started to meet with commercial businesses around the property to accommodate for these. There will be valet parking for all event attendees. Only structural change is the porte co-chère. Applicant met with MLPA board, board voted to approve.

NPU-F Action: Motion to support carries on voice vote conditioned on the applicant showing he meets the parking requirements.

Sokkim Mey	Restaurant	Rain Restaurant	2345 Cheshire Bridge Rd NE	Change of Agent
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Comments: Food 90%, Alcohol 10%, can seat 120 people. The current agent travels, so new agent has been managing the restaurant and is now requesting change of agent.

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

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Board of Zoning Adjustment (BZA) (Vote Required)

[V-17-317](#) **801 Adair Ave NE (Amended referral certificate)**

Applicant, Brent Potter, seeks a variance from the zoning regulation: (1) to reduce the required front yard setback from 35 feet to 34 feet, (2) to reduce the required western side yard setback from 7 feet to 2 feet, 7 inches to erect a 2nd story addition, (3) to reduce the required eastern side yard setback from 7 feet to 3 feet to erect a detached garage structure, and (4) to reduce the required rear yard setback from 15 feet to 3 feet to erect a detached garage structure.

VHCA report: Unanimously support the deferred variance application with no conditions.

Comments: Have removed 2 of the previous requests. 2 story 2 car garage is the biggest concern of the neighbors, because the precedence has not been set and feels like an excessive structure. Current garages are 1 story structures or built as part of the home itself. The garage will be kept at 30% of the main structure. In the past the NPU used to have height conditions for garages. Is there an issue with the garage windows? There was an issue with some of the windows on the main structure. Appreciate neighbors, builders and owners working together on this.

NPU-F Action: Motion to recommend approval conditioned on asking the BZA to condition acceptance of this on the drawing of the rear attached engineered 4-foot wall to the application, motion carries on voice vote. 15 in-favor, 1 opposed, 3 abstentions.

[V-17-323](#) **1323 Northview Avenue NE**

Applicant, Barbara Cuson, seeks a variance from the zoning regulation: (1) to reduce the required front yard setback from 35 feet to 29 feet, 7 inches, and (2) to reduce the required northern side yard setback from 7 feet to 6 feet for a 2nd story addition.

MLPA Report: MLPA Approved 8-0-0

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

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Text Amendment (Vote Required)		
Ordinance	Public Hearing	
<p>Z-17-93 An Ordinance to amend the Zoning Ordinance of the City of Atlanta (part 16), as amended, and the Land Subdivision Ordinance of the City of Atlanta (part 15), as amended, by amending and clarifying various provisions of the text of these ordinances, including individual zoning district and subdivision regulations, with regard to the provisions that follow: accessory structure height (section 1 below); accessory structure size (section 2 below); accessory uses in residential districts (section 3 below); bicycle parking (section 4 below); deletion of unused SPI zoning districts (section 5 below); independent driveways (section 6 below); RG and MR single-family and two-family lot sizes (section 7 below); MRC building placement (section 8 below); master plans (section 9 below); nonconforming façade heights (section 10 below); transfer of special use permits (section 11 below); sidewalk standards in conventional zoning districts (section 12 below); temporary storage containers (section 13 below); nonconforming lot replats (section 14 below); to repeal conflicting laws; and for other purposes.</p>	<p>Zoning Review Board – City Hall Council Chambers</p>	<p>February 2018 6:00 PM</p>

Comments: *Nonconforming lot replats*

Allows replotting of non-conforming lots. Preference city come before us and present.

NPU-F Action: Move to defer in it's entirety to the January NPU Meeting. Motion carries on a voice vote.

10. Old Business

11. New Business

[Community Leadership Institute Application](#) Deadline – Monday, January 15, 2018
NPU 2017-2018 Grant Program Application Deadline – Friday, December 29, 2017

12. Adjournment

The meeting adjourned at 9:10pm.