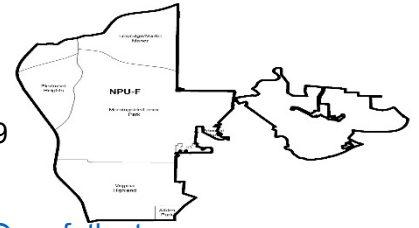


NEIGHBORHOOD PLANNING UNIT – F

MEETING INFO

Date & Time: Monday, February 19, 2018 – 7:00 PM

Location: Hillside Facility, 1301 Monroe Drive Atlanta, GA 30306-3439



CONTACT INFO

Debbie Skopczynski, **NPU-F, Chairperson** – (404) 874-7483 or chair@npufatlanta.org

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

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

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

AGENDA

1. Opening Remarks/Introductions

The meeting was called to order at 7:01pm.

o Last minute addition to the agenda:

NPU-F Action: Motion to add the land use and zoning designation legislation for annexation of 1222 and 1226 McLynn Ave NE to tonight's agenda carries on voice vote.

2. Approval of Minutes

The January 2018 minutes have been posted on the NPU-F website. Thanks to Aruna for taking the minutes last month.

NPU-F Action: Motion to approve the January 2018 minutes without revisions carries on voice vote.

3. Announcements

4. Reports from City Departmental Representatives

- Atlanta Fire Department – Station 19 North Highland; Station 29 Monroe

Captain Dewitt, Battalion 3N: There is a new Fire Chief, as Joel Baker former fire chief retired February 15, 2018. Randall Slaughter is now serving as interim Fire Chief. Last month there were 13,072 calls, 926 emergency medical, 292 fire and 6 hazmat calls. The fire department does carry vests and if there is an active shooter fire rescue will support APD. Senior link program, is available for elderly citizens living in bad conditions to provide additional care. Additional services offered by the Fire department are smoke detectors for those in need, car seats and blood pressure checks if needed. For information call the main fire department headquarters: 404-546-7000.

- Atlanta Police Dept. - Zone 6 - Major Klotzer Zone 2 – Major Shaw

Major Shaw: Last month was very busy for the entire city. Georgia Tech robberies are linked to several crimes on Piedmont. Working hard to get this wrapped up. Ansley & Monroe have picked up from a crime perspective, do not leave your keys in the car and don't leave anything valuable in the car, especially guns or cash. Crime suppression team has been

enlarged, they now are responsible for crime hot spot activity seven days a week. Noise ordinance has been reworked, police to find out soon what that means in terms of enforcement.

Question: College Park bust have any impact on our neighborhood? Answer: Hard to say if any of those ties back directly to us, however Atlanta gangs tend to be highly interwoven.

- Fulton County Community Prosecutor - Zone 2 - Brendan Dougherty; Zone 6 - Keith Lamar Jr; Court Watch Coordinator – Danielle Simpson
Not present
- MARTA police - Major Nelvette Easterling, Lt. Chapman, North Precinct
Not present
- Bureau of Housing and Code Compliance – Officer Edwards sledwards@atlantaga.gov
cell 404-326-6573

November 2017 – January 2018: 26 property maintenance calls. No hot projects or topics to share.

- Office of the Solicitor's - Andrew Hughes, Solicitor
Courtney Smith, Assistant solicitor cousmith@atlantaga.gov: Nothing directly to report. For background, the Solicitor's office are Prosecutors for city of Atlanta, they are responsible for traffic, DUI, code enforcement, housing and noise.
- Watershed Management – Chaitanya Bhatt, Watershed Ambassador
Not present
- Public Works – Carla T. Smith ctsmith@atlantaga.gov 404-546-0041
Carlos Collins, NPU ambassador from Department of Public Works. No major announcement, but provided an overview of what the department is responsible for, which includes: traffic signals, garbage pickup, street signs (no-entry, no parking, one-way, stop signs, yield, no dumping signs etc.), sidewalk maintenance, street resurfacing, traffic surveys if speed humps are desired, also handle some storm drain issues in conjunction with Watershed management.
 - Question: Any plan to deal with left hand turn from Peachtree on to Buford highway connector?
 - Question: Concern about Armand Rd. NE & Cardova Dr NE was repaved in December and is already cracking and has holes, will this be fixed?
 - Question: Manhole covers are not being installed in an adjustable manner, safety and damage to cars concern.
 - Carlos will take a note about these and provide answers.
 - Comment from NPU attendee: Maiden Lane residents working on clean up expressed their appreciation for the Department of Public Works support, recommend using 311 and you will get a response.

Email Carlos your concerns: CaCollins@atlantaga.gov, cell: 404-803-9376

5. Comments from Elected Officials

- State House of Representatives - Rep. Pat Gardner/Rep. Park Cannon
Not present
- Councilmember District 6 – Jennifer Ide (Lance Orchid & Kent Strickland, staff)
Jennifer Ide - A few updates:

1. Proposed development located at 10th & Monroe: Award by invest ATL to sell acre property on the Beltline. That will eventually make its way through the normal approval process, the developer must also have a public engagement process, once this has been announced it will be published. You can always reach out directly to Jennifer at Jnide@atlantaga.gov or go to Atlanta city council page [Atlanta City Council](#) and you can find Jennifer's email.
2. End of year, city signed letter of intent to purchase property at Piedmont & Monroe, that is all that has happened to date. \$20M to purchase land and \$80M to develop, in very early stages and contingent on private and philanthropic raising a lot of the funds.
3. Beltline meeting last week, extension of north eastside trail behind Ansley Mall which would circle up to Lindbergh Marta station. Georgia Power is working with the Beltline to accelerate this, potentially be completed by end of 2019. Trail behind Ansley mall will be closed for a period of time during construction.
4. Jennifer's office up and running, now has two staff members. The office number:404-330-6049. Also, please utilize 311. City is working hard to improve this.
5. City turned over the first 31 deeds to APS today, and reached an agreement to complete remaining 1/3 of deeds.
 - Atlanta City Council Posts: Michael Julian Bond-Post 1; Matt Westmoreland-Post 2; Andre Dickens-Post 3
Not present
 - Fulton County Commission - Fulton County Commission - Lee Morris, District 3; Marvin Arrington Jr., District 5;
Not present
 - Atlanta School Board – Michelle Olympiadis
Not present

6. Presentation(s)

- Atlanta Beltline, Inc., Whitney Fuller – 2018 Initiatives
Engagement coordinator, gather feedback and figure out how to implement. Invite you to participate in strategic planning process around arts & culture, looking at 35 neighborhoods to preserve some parcels for creative uses. Meeting near our neighborhood will be @ [MOCA GA](#), March 5th, from 6:30-8:00pm there will be additional meetings. 1st quarterly briefing, Feb 27 6pm @ ATL technical college, focus on programming and community engagement. Artist RFP is out and closes in March. For more information visit: <https://beltline.org/progress/progress/community-engagement/#meetings>
- Citizen's Review Board Mediation Program, Samuel L (Lee) Reid
Mr. Reid not able to attend tonight; will be attending the March NPU meeting

7. Planner's Report (Doug Young)

1. 41st Annual Urban Commission Design Awards– coming up this spring. 2nd Annual Community Design Awards is accepting nomination from anyone in the City of Atlanta for a project that makes your community better to live in. The Community Design Award submissions will be voted on by the NPU in April. The winner will be recognized at the annual award events, Awards of Excellence in May, which is free to attend and open to all.

2. The office of planning is launching a historic preservation toolbox.
3. Milli Kane: Department of City Planning, has launched a placemaking program to understand transportation issues and look at them through a spectrum of design. Working on a Pilot at N. Highland and Amsterdam, with a goal of starting March 30th with a kick-off event. Current plan is to add a bulb out and decorative crosswalk and a parklet with café seating. Also, there is a big call for applications information session 2/21 @ the Central library. Can visit [Atlanta City Planning Office](#), or e-mail Milli with questions @ akane@atlantaga.gov.

Addition to the Agenda

18-O-1088 AN ORDINANCE BY COUNCILMEMBER JENNIFER IDE TO AMEND THE LAND USE ELEMENT OF THE 2016 CITY OF ATLANTA COMPREHENSIVE DEVELOPMENT PLAN (CDP) SO AS TO DESIGNATE PROPERTY AT **1222 MCLYNN AVENUE** TO THE SINGLE-FAMILY RESIDENTIAL LAND USE DESIGNATION; AND FOR OTHER PURPOSES.

18-O-1087 Z-18-16 AN ORDINANCE BY JENNIFER IDE TO ZONE PROPERTY LOCATED AT **1222 MCLYNN AVENUE** TO THE R-4 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT; AND FOR OTHER PURPOSES.

18-O-1083 AN ORDINANCE BY COUNCILMEMBER JENNIFER IDE TO AMEND THE LAND USE ELEMENT OF THE 2016 CITY OF ATLANTA COMPREHENSIVE DEVELOPMENT PLAN (CDP) SO AS TO DESIGNATE PROPERTY AT **1226 MCLYNN AVENUE** TO THE SINGLE-FAMILY RESIDENTIAL LAND USE DESIGNATION; AND FOR OTHER PURPOSES.

18-O-1082 Z-18-015 AN ORDINANCE BY JENNIFER IDE TO PROVIDE FOR THE ANNEXATION OF PROPERTY LOCATED AT **1226 MCLYNN AVENUE** TO THE CORPORATE LIMITS OF THE CITY OF ATLANTA, GEORGIA PURSUANT TO THE 100% METHOD; TO EXTEND THE BOUNDARIES OF THE ATLANTA INDEPENDENT SCHOOL SYSTEM; TO NOTIFY THE DEPARTMENT OF COMMUNITY AFFAIRS OF THE STATE OF GEORGIA OF SUCH ANNEXATION; AND FOR OTHER PURPOSES.

NPU-F Action: A motion to recommend that the land use for 1222 and 1226 McLynn be designated as Single Family is approved by voice vote.

NPU-F Action: A motion to recommend that zoning classification for 1222 and 1226 McLynn be R-4 is approved by voice vote.

Question: Overall inventory in City of ATL, what percentage of properties have been rezoned over the last 3 years? No answer was provided.

8. Committee Reports

- Lindridge-Martin Manor Neighborhood Association – Kevin McBride, President; Rich Sussman, NPU Rep
Friends of Harlem park, was the recipient of Legacy Grant. Appeared before urban design, received approval for the park, which will be connected to the trails and have a playground.

Saturday, April 7, @ 9am Cheshire Bridge cleanup, pick up litter, clean right of way, etc. Everyone is invited to help. Email June if you are interested JuneNeumark@gmail.com. Combined effort from Lindridge Martin Manor and Cheshire Bridge.

- Morningside-Lenox Park Association – Charlie Nalbhone, President & NPU Rep; John Ayers, Zoning & NPU Rep

Come out and participate in the Morningside Mile, March 25th 2:00-7:00 PM. A 1-mile Race to Revitalize the North Highland Commercial District. <http://morningsidemile.com/>

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

Welcome back to Jean Johnson.

- Virginia-Highland Civic Association (VHCA) –David Brandenberger, President; Barry Loudis and Kay Stephenson, NPU Reps

Street captain meeting, on March 3 from 10am-12pm at Church of our Savior for VaHi street captains, but anyone is invited to attend. The speaker will discuss citizens review board best practices. Morningside Mile, please sign up to run the race and/or volunteer to work it, is a collaboration between Virginia Highland and Morningside. <http://morningsidemile.com/>

- Virginia-Highland Business Association (VHBA) –Lynn DeWitt, NPU Rep
No report

- Edmund Park - Pete Densmore, Neighborhood Rep; Sally Montgomery, Zoning
No report

- Emory/CDC Area/Druid Hills
No report

- Public Safety Committee – Jim Hardy
Buying license plate readers for neighborhoods, Piedmont Heights received grant money now getting LPR readers installed. Hopefully help control stolen vehicles coming in to our neighborhood.

- Education Committee (vacant)

- Chair Report

- NPU-F has received a \$5,000 grant from Alex Wan's carry-over funds to update the NPU website. The current website was built about 9 years ago using technology that is no longer supported by Microsoft and we have had to rely on one person to upload our zoning variances, agendas and minutes. Kay Stephenson is the point person for the project.
- We have also initiated an NPU-F Facebook page so that we can post information about important happenings in the NPU. Please like us on Facebook!!
- Last month I 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. Because it is in the Beltline Overlay district, it will need to go before Atlanta Beltline Design Review Committee. This application is not on the February 2018 Atlanta Beltline DRC hearing agenda. The DRC meets the 3rd Wednesday of every month, agendas are posted on their website the Friday before.
- 2017-2018 NPU Grants were awarded to Morningside-Lenox Park (\$1,500) for 2 Master Plan Community Forums, Piedmont Heights (\$500) for the PH Walking Tour (Phase 1) and Lindridge-Martin Manor (\$2,000) Community Garden landscaping and water plan.
- 585 Wimbledon – Voted on this application last month, but the house was demolished prior to the BZA hearing so the Referral Certificate is to be changed to

Please visit the City of Atlanta Website at: www.AtlantaGa.Gov

reflect that this is a new single family home with same elevations and site plan as before. Any objections to the variance with this change?

Comments: Piedmont Heights would like to see the plans now with this change. An elevation has been shared during the NPU meeting.

- Typically, NPU supports variance for existing homes, but typically NPU does not support variance for new construction, as neighborhood does not support tear downs.
- What was permitted in first floor story is what is being built
- That is a way to circumvent the process and code
- Piedmont Heights request they attend the next meeting and share elevation, the meeting is the first Tuesday of the month.
- Anyone is welcome to attend the BZA meeting and express further concern.
- NPU does not have standing to appeal the BZA, neighbors can appeal this within 30 days of the BZA ruling. When you see a blue sign go up, make sure you understand what your neighbors are doing, go visit the BZA to understand it.
- We currently have a vacant Education Committee chair. Is anyone interested?

9. Matters for Voting

Special Events Applications

Event Name	Event	Event Date	Recommendation
2018 Kids Fit Strong Fitness Challenge	Piedmont Park Class E/1,500 participants	March 17, 2018	Approval
Morningside Mile & Block Party	North Highland Ave NE (YWCA to Doc Chey's) Assembly & Class E/1,400 participants	March 25, 2018	<i>Removed from Consent Agenda</i>

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.	Deferral (submitting SAP for shared parking)

NPU Action: Motion to accept the neighborhood recommendations and approve the consent agenda after removing the Morningside Mile carries on a voice vote.

Liquor License Application(s) – LRB				
Name of Business	Type of Business	Applicant	Property Address	Request
Taco Mac	Restaurant	Jason M. Everett	1006 North Highland Avenue	Change of Agent

Comments: I live behind you, keep it how you have been and I have no problem.

NPU Action: Motion to support application carries on voice vote.

Special Events			
Event Name	Event	Event Date	Recommendation
Morningside Mile & Block Party	Ed Williams	1424 North Highland Avenue Assembly & Class E/1,400 participants	March 25, 2018

Comments: 1-mile race at 2pm, Route: N. Highland from YWCA to Morningside Village. Block party 3-7pm @ Doc Cheys. There will be a noodle eating contest. <http://morningsidemile.com/>

for more information, need sponsors, volunteers and runners. All the businesses on N. Highland are supportive.

NPU Action: Motion to support application carries on voice vote.

Board of Zoning Adjustment Application(s) – BZA

V-18-01 1325 North Highland Avenue NE

Applicant seeks a variance from the zoning regulation: (1) to reduce the required eastern side yard setback from 15 ft. to 5 ft., 2.5 inches, and (2) to reduce the required half-depth set back from 17.5 ft. to 7.5 ft.

MLPA Report: Motion approved 13-0-0

NPU-F Action: Motion to approve carries on a voice vote

Zoning Review Board Application(s) – ZRB

Application	Property Address	Public Hearing Date
<p><u>Z-16-79 (Amended)</u> 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. <u>REVISED SITE PLAN</u></p>	<p>1824 Piedmont Avenue NE</p>	<p>March 1, 2018</p>

PHCA Report: Support

MLPA Report: Motion approved 13-0-0

Amended Conditions approved at NPU meeting:

Z-16-079 – ROCK SPRING PRESBYTERIAN CHURCH CONDITIONS TO REZONING 12/05/2017

1. Parcel A as designated on site plan to be rezoned to PDH; Parcel B as designated on the site plan to remain zoned as R-4.
2. Rezoning conditioned on the Site Plan dated November 14, 2017 (the "Site Plan").
3. Development limited to 9 single-family homes, as indicated on the Site Plan.
4. The 9 single family homes to be developed on the site shall be designed substantially in the form reflected on the Elevation Attachments to the Site Plan.
5. Upon completion of construction, the property will be re-landscaped in conformance with the Landscape Plan dated March 6, 2017.
6. The existing Rock Springs Presbyterian Church and the Stone Auxiliary Building, as reflected on the Site Plan shall be designated as a Landmark Building pursuant to the City of Atlanta Landmark Preservation Ordinance Section 16-20.001 et seq.
7. Assignment of a designated project manager that can be contacted by neighbors with any immediate concerns during construction.
8. Assurance that the construction will follow City of Atlanta Construction ordinances in terms of time of day, etc.
9. No construction parking on any Piedmont Heights Civic Association (PHCA) or Morningside Lenox Park Association (MLPA) streets.
10. Parcel A shall be developed in accordance with the City of Atlanta Tree Protection Ordinance. A tree save plan for the Property will be in place and approved by the City Arborist prior to the issuance of building or demolition permits for the project.

11. Assurance that all construction traffic will access the site through the Manse parcel on Montgomery Ferry Road ONLY. Construction traffic access via Allen Rd will be prohibited. Furthermore, any trucks delivering supplies (including lumber and concrete) will not utilize Piedmont Heights or Morningside residential streets including but not limited to Allen Road, White Oak Hollow, Rock Springs Rd. NE, and Wimbledon Road in order to reach the site.
12. Developer will work with PHCA and City of Atlanta to reconfigure and improve the Montgomery Ferry and Piedmont intersection.
13. No resident parking on Allen Rd.
14. Rental of all or any portion of any dwelling unit located within the property shall be treated consistently with those requirements for R4 zoning.

COMMENTS: Could amend the current rezoning, leave the top part (Parcel B) designated R-4 for landmark designation and characterize the bottom as PDH. This would require an amendment of the zoning application. Landmark status proposal was initiated by City of ATL and is being held. A new site plan will be created to designate the zone that is Parcel A and Parcel B. The following changes to the proposed conditions were offered:

- Condition 1: We are rezoning parcel A as designated on site plan to be rezoned to PDH, Parcel B as designated on the site plan to remain R-4.
- Condition 5: Remove language after 2017
- Acres as designated on the site plan.

NPU-F Action: Motion to support the rezoning on site plan dated November 14, 2017 with the updated Parcel A be rezoned to PDH and Parcel B to remain zoned as R-4 with conditions as amended tonight above. Motion carries on a hand vote, 23 in favor, 0 opposed, 0 abstentions.

Text Amendment(s) – Zoning Ordinance		
Legislation	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. SUMMARY BOOKLET, FACT SHEET</p>	<p>Zoning Review Board – City Hall Council Chambers</p>	<p>February 2018</p>

Comments: Independent Driveways – Concern that deleting the requirement for independent driveways may increase density and put more cars on the street.

Comments: RG and MR single-family and two-family lot sizes – Request that these lot sizes be limited to historic districts where the historic patterns are defined and protected.

Comments: MRC building placement – Ensure that SAPs (with 21-day review period) will still be required in Overlay Districts

Comments: Transfer of special use permits – There was a concern that these permits will still undergo the administrative review process and not be automatically approved.

Comments: Sidewalk standards in conventional zoning districts – certain thresholds of renovation will trigger sidewalk construction under the new standards. A) Expand the definition of when sidewalks construction is triggered to include full and partial demolitions B) Sidewalks should always be required, unless restricted by topography. Example given was that sidewalks were not required on a street with no sidewalks even though almost every house on the block has been demolished and replaced in the last few years – and there are still no sidewalks. C) include trees in the R-4 and R-5 amenity zone.

Overall, meeting attendees had positive comments on the document and appreciated the thought and work that went into creating the documentation.

NPU-F Action: Motion to recommend support of Z-17-93 with comments noted above carries on voice vote.

10. Old Business
11. New Business
12. Adjournment

The meeting adjourned at 8:52P