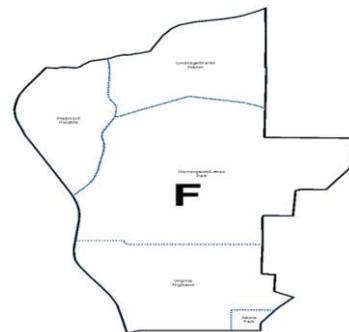


NEIGHBORHOOD PLANNING UNIT – F



MEETING INFO

Date & Time: Monday, January 15, 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

MINUTES

1. Opening Remarks/Introductions

The meeting was called to order at 7 PM.

Special Welcome to Emory/CDC area residents who have become voting members of NPU-F as of January 1st.

2. Approval of Minutes

NPU-F Action: Motion to approve the December 2017 minutes carries on voice vote. The minutes are posted on the NPU-F website.

3. Announcements

New Jamaican restaurant opening at 2263 Cheshire Bridge Road. In former Bamboo Luau location.

4. Reports from City Departmental Representatives

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

- Atlanta Police Dept. - Zone 6 - Major Peek Zone 2 – Major Shaw
Zone 2 report was given by Officer Friday. Eight new officers started at Zone 2 precinct. The officer strongly warned against leaving vehicles running as it attracts carjackers.

Major Peek of Zone 6 has been assigned to the airport. Other personnel changes at Zone 6 include Neil Klotzer's promotion to Major and Kelly Collier to Captain.

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

- MARTA police - Major Nelvette Easterling, Lt. Chapman, North Precinct

Sergeant Johnson with MARTA police discussed the successful management of the College Championship game earlier in the month. He also mentioned car break-ins at the Chamblee and East Point MARTA stations.

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

N/A

- Office of the Solicitor's - Andrew Hughes, Solicitor

N/A

- Watershed Management – Chaitanya Bhatt, Watershed Ambassador

N/A

- Public Works – Carla T. Smith ctsmith@atlantaga.gov 404-546-0041

Carlos Collins has replaced Carla Smith as NPU-F Ambassador from the Department of Public Works. Mr. Collins' encouraged NPU residents to call him at 404-803-9376 or email him at cacollins@atlantaga.gov with concerns.

5. Comments from Elected Officials

- State House of Representatives - Rep. Pat Gardner/Rep. Park Cannon

N/A

- Councilmember District 6 – Jennifer Ide

N/A

- Atlanta City Council Posts: Michael Julian Bond-Post 1; Matt Westmoreland-Post 2; Andre Dickens-Post 3

N/A

- Fulton County Commission - Fulton County Commission - Lee Morris, District 3; Marvin Arrington Jr., District 5;

N/A

- Atlanta School Board – Michelle Olympiadis

N/A

6. Presentation(s)

- Department of City Planning, Office of Design – Atlanta City Studio update

Doug Young discussed the Historic Preservation and City Studio sections of the Office of Design. The Atlanta City Studio is a retail front for the City's Department of Planning and includes book clubs and Lunch and Learns. Nominations are being accepted for the 41st annual Awards of Excellence which will be announced in May 2018. The Community Design Awards are another piece of that effort.

7. Planner's Report (Doug Young)

- The Beltline Design Review Committee may assess the construction of a gas station at Piedmont Road and Piedmont Circle. Only written comments will be accepted on the proposal (more detail follows in the Chair's Report below).

8. Committee Reports

- Lindridge-Martin Manor Neighborhood Association – Kevin McBride, President; Rich Sussman, NPU Rep
 - o First quarterly meeting is February 7
- Morningside-Lenox Park Association – Charlie Nalbone, President & NPU Rep; John Ayers, Zoning & NPU Rep

- o The second meeting of the MLPA Master Plan will be held on February 5th.
- Piedmont Heights Civic Association – Gary Dresser, President; Jean Johnson and Tim Berube, NPU Reps
 - o The 2018 board for the Piedmont Heights Civic Association remains unchanged from 2017 after the recently held elections. Jean Johnson is welcomed home after an extended stay recuperating from a fall.
- Virginia-Highland Civic Association (VHCA) –David Brandenberger, President; Barry Loudis and Kay Stephenson, NPU Reps
 - o The VHCA and the MLPA are working jointly on the Morningside Mile Race scheduled for March 25 from 2-3 pm. Funds raised will be used towards improving the North Highland corridor.
- Virginia-Highland Business Association (VHBA) –Lynn DeWitt, NPU Rep
N/A
- Edmund Park - Pete Densmore, Neighborhood Rep; Sally Montgomery, Zoning
N/A
- Emory/CDC Area
N/A
- Public Safety Committee – Jim Hardy
N/A
- Education Committee (vacant)
- Chair Report

As reported last month, the NPU was sent two 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. VaHi reported no concerns or comments.
- 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 retail beer and wine alcohol licenses. Both Piedmont Heights and Morningside are reviewed this application.

Charlie Nalbome sent comments on SAP BL-17-063 to the City:

First, the proposed development does not meet the requirements of the Belt Line Overlay Zoning District.

Specifically, Section 16-36.011 requires that Gasoline fuel dispensers and associated vehicular services such as air pumps and car washes shall not be located between a building and the street[.]

As proposed, this development leaves the fuel pumps open to the street on Piedmont Circle, with no shielding by a building. In addition, the proposal sites the garbage dumpster adjacent to the sidewalk on Piedmont Circle.

More broadly, when reviewing the purposes and intent of the Belt Line Overlay District Zoning, which among other objectives, is intended to encourage pedestrian and transit oriented uses, foster mixed use development and encourage construction of affordable housing, it is clear that this proposal does nothing to advance the Beltline's objectives.

To the extent the Planning Department was asked to and then exercised administrative discretion to waive the requirements of Section 16-36.011, because this site fronts on two streets, we believe such waiver is inappropriate and should be reversed.

This site's underlying zoning designation supports higher density mixed residential and commercial uses, is currently served by existing Marta bus service, and fronts on a major arterial, and as such is an ideal location for multi-family residential with a major component of affordable housing. To exercise any discretion to facilitate a much less intensive use as a gas station, in an area where this would be the 4th gas station within 3/10's of a mile represents a betrayal of the promise of the Beltline made to the citizens of Atlanta.

This is particularly true when at the same time, our community is faced with the recently announced Fuqua/Invest Atlanta proposal at Monroe and 10th Street that would in part rezone low density single family residential land in order to attempt to shoehorn dense mixed residential and commercial development into an area without existing transit, and not served by an arterial roadway.

To permit a site such as this, in the Beltline Overlay District, already properly zoned for dense mixed use development, currently vacant, surrounded by other densely zoned but currently underutilized parcels served by existing transit, located on major roadways, to be dedicated to a low intensity, automobile centric use is truly a failure of the City's planning function.

This application is not on this month's Atlanta Beltline Design Review Committee hearing agenda on Wednesday, January 17th. Neighborhoods will be notified when it is scheduled. The DRC agenda is posted on the Atlanta Beltline meetings tab the Friday before each meeting.

- An application for the 2017-2018 NPU Grant Program was submitted earlier this month with requests as follows: 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. I've also asked for a supplemental grant of \$1,000 for Piedmont Heights which may be available if there are any leftover funds. Grants are to be awarded in the next week.
- There was no APAB meeting in December and the January APAB meeting is next week, so no report.
- 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.
- We currently have a vacant Education Committee chair. Is anyone interested?

9. Matters for Voting

Consent Agenda:

Special Events Applications

Event Name	Event	Event Date	Recommendation
Atlanta, GA NEDA Walk	Class E 200 participants	Piedmont Park February 24, 2018	Approval

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-17-353	585 Wimbledon Rd NE	Applicant seeks a variance from the zoning regulation to reduce the required eastern side yard setback from 7 ft. to 5 ft. to construct a second floor to an existing single-family dwelling.	PHCA: Recommend approval
V-17-354	1779 North Rock Springs Rd NE	Applicant seeks a variance from the zoning regulation to reduce the required north side yard setback from 7 ft. to 1 ft. 6 inches to construct a second-floor addition to an existing single-family dwelling.	MLPA: recommend approval
V-17-367	773 East Morningside Drive NE	Applicant seeks a variance from the zoning regulation to reduce the required western side yard setback from 7 ft. to 2 ft., 4 inches in order to construct a second story addition.	MLPA: recommend approval
V-17-371	1270 Spring Valley Lane NE	Applicant seeks a variance from the zoning regulation to reduce the required western side yard setback from 7 ft. to 5 ft. to construct a second-floor addition to an existing single-family dwelling.	MLPA: recommend approval

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.

Special Event Application(s) – MOSE			
Event Name	Event Organizer	Event Location	Event Date
Park Tavern Spring Festival		Park Tavern/Piedmont Park Gated Event/1,500 participants	March 3, 2018 March 10, 2018 March 17, 2018
Park Tavern Oysterfest		Park Tavern Gated Event/1,500 participants	February 17, 2018

Comments: Both applications were discussed at the same time since they are both set up in the same way. These are gated festivals and a fence line goes into the Park up to the walkway, but will not block it. There will be live music at both events.

- **NPU Action:** Motion to support the Park Tavern Spring Festival and Oysterfest carries on voice vote.

Board of Zoning Adjustment Application(s) – BZA

V-17-365 615 Hillpine Drive NE

Applicant seeks a variance from the zoning regulation: (1) to reduce the required east side yard setback from 7 ft. to 5 ft., and (2) to reduce the required half depth front yard setback from 17.5 ft. to 0 ft. to construct a carport.

MLPA Report: Approved 6-0-0

Comments:

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

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.</p>	<p>Zoning Review Board – City Hall Council Chambers</p>	<p>February 2018 6:00 PM</p>

Comments: **Accessory Structure height** (None)

Comments: **Accessory Structure Size** (None)

Comments: **Accessory Uses in Residential Districts** – it was noted that this change may allow a “non-standard” size lot to be used for a pool or a daycare center.

Comments: **Bicycle Parking** – the change is intended to develop Citywide standards and to promote cycling.

Comments: **Deletion of unused SPI Zoning Districts** (None)

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: **Master plans** (None)

Comments: **Nonconforming façade heights** – will allow 35 feet to be added to existing buildings.

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.**

Comments: **Temporary storage containers** – will be permitted for 60 days during a one year cycle.

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

10. Old Business

11. New Business

12. Adjournment -- the meeting adjourned at 9:30 PM.