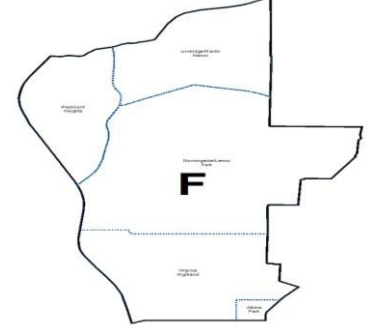


MEETING MINUTES

NEIGHBORHOOD PLANNING UNIT - F

DATE: Monday, July 17, 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
Doug Young, Planner dyoung@atlantaga.gov (404) 330-6702
Tanya C. Mitchell, NPU Coordinator tcMitchell@atlantaga.gov (404) 330-6899

1. Opening Remarks/Introductions

- The meeting was called to order at 7:02pm.
- Reminders:
 - o Campaigning for any political office is prohibited at NPU meetings. If you are a candidate, you are welcome to meet and greet outside the building before and after our meetings. The specifics of the prohibition are printed at the end of the agenda.
 - o All attendees, including non-residents, must sign in on one of the sheets located on the front table. If you are interested in receiving updates from the NPU and more detailed agenda with links to the applications to be discussed, please sign the clip board.
 - o Residents of NPU-F may vote on any issue unless there is a financial interest (e.g. property owners may not vote on their own variances, but can vote on other variance applications). Business owners may vote if they have met the requirements as described in the by-laws. Most of our votes will be taken by voice vote.
 - o We will be following the agenda as published tonight until we get to the ZRB, CD/HS and Text Amendment sections. Because of the length of the agenda, discussion and debate may be limited throughout the meeting. We use Robert's Rules of Order to keep the meeting moving – so please be patient and follow the cues on when it is appropriate to discuss an issue.

2. Approval of Minutes

- The June 2017 minutes have been posted on the NPU website.
- **Motion to approve the June 2017 minutes carries on voice vote.**

3. Announcements

- We are in need of an acting Secretary next month to fill in for Jori. Most of our minutes are prepared in advance of the meeting, and the primary responsibility is to capture discussion and vote counts. Please see Jori or Debbie if you are willing to fill in.
- Upcoming events, Neighborhood Resources and Volunteer Opportunities are listed on the consent agendas. Last month, representatives from the Fulton County Tax Assessor's office were here to discuss the 2017 tax assessments. Follow-up meetings to provide updates to the decision of the

Board of Commissioners to roll back the assessments and to get voter feedback are being held across the county and can be found on the Consent Agenda.

4. Reports from City Departmental Representatives

- Atlanta Fire Department – Station 19 North Highland; Station 29 Monroe
Kevin Roberts, Battalion chief, very busy with medical calls and alarm bells. Due to humidity and heat check on elderly and stay hydrated. The fire dept. is working on a new app in collaboration with hospitals, PulsePoint.org. You can download it tells you where any AED is in your neighborhood, so you can help someone in need. Fire fighters finally got a raise, big thank you to the city and all of you. On weekends, the fire dept. has an active bike patrol on the Beltline to assist with early medical intervention.
- Atlanta Police Dept. - Zone 6 - Major Peek Zone 2 – Major Shaw
Major Peek: Crime down from this time last year, only 8 incidents over the last 30 days. Mostly car-break-ins, call 911 immediately and stay on the phone with dispatch to help the responding officer. = National Night Out First Tuesday of August, thank everyone for their support.
- 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
Sergeant Wade: I-85 ridership has remained high, even after bridge opened back up this is good news. People continue to forget their items on MARTA, so be mindful of your personal property. There has been a slight increase in domestic violence, especially custody situations, as a reminder domestic violence does not only apply to people who are married, but also people who live together. Continue to see vehicle crime, especially when doors are left unlocked, do not leave your gun in your vehicle -- it will get stolen. Also, be mindful of electronics in your vehicle and on MARTA, so they don't get stolen.
- Bureau of Housing and Code Compliance – Officer Edwards sledwards@atlantaga.gov cell 404-326-6573
Month of June, 10 property maintenance calls. Officer Edwards has a list of addresses if anyone would like to see them.
- Office of the Solicitor's - Andrew Hughes, Solicitor
Not present
- Public Works -- Carla T. Smith ctsmith@atlantaga.gov 404-546-0041
Updated cards on the table and flyer about services, please fill out a form with concerns.
- Friends of Noble Park – Noble Park masterplan, working for a park pride grant for \$100,000 with matching funds, the park will a new playground, benches, ADA accessible walkways. Friends of Noble Park is 401c3, if anyone would like to donate.

5. Comments from Elected Officials

- State House of Representatives - Rep. Pat Gardner/Rep. Park Cannon
Not present
- Councilmember District 6 - Alex Wan

Two other elected officials in attendance at tonight's meeting - Beth Beskin House District 54, and Jeff Rader Commissioner, Dekalb County.

FY18 budget just passed, property taxes frozen at 2016 level, this means the city will not receive payment as quickly. Still anticipate rolling back millage rate slightly. FY18 budget approved a raise for starting firefighter salary up to \$40,000 and started raising floor of hourly salaries at the city to \$13, with goal of reaching \$15 in two years. Alex advises everyone to stay engaged with the state legislature to protect our property values. There have been some headcount discrepancies with the city and police, but everyone is working together toward appropriate staff levels to keep the community safe. Alex Wan is an Emory employee, will not be participating in Emory Annexation conversations.

- Atlanta City Council President's Office - Ceasar Mitchell
Jim Elgar: Council President-sponsored back to business seminar, offering a free three-day conference to connect small business with large procurement opportunities. Topics will focus on advancing your business with social media, opportunities with the movie industry and the back to business conference. There will be discussion about effective ways to do business with small business owners. Slow Down signs are free; go online at slowsdown.org and you can receive a sign delivered to your home for free. GA Municipal Association of Mayors and City Council across the state are leading the conversation about the taxation issue, taking in to account how it impacts all entities such as APS. In addition to the firefighters starting salary increase (announced earlier) a step program was installed, to provide visibility to salary increases, to retain the best talent for the city.

6. Presentations

- Pete Densmore, Community Garden in Zonolite Park
Here to represent Friends of Zonolite Park, a passive park. Representing the garden in the park, located at the dead-end of Zonolite behind Floataway Café is a 12-acre park, with the beginning of a nice garden, currently have nine garden beds, going to apply for Park Pride matched program Grant \$40,000-\$50,000. Google Nickelbottomgarden.com, you can review the park plan and garden, taking the park from 9 to 36 beds to include herbs and flowers. Zonolite Park and Nickel Bottom Garden
Contact Information:
 - Pete Densmore, densmore52@att.net, 404-925-5114
 - [Nickel Bottom Garden – Nickel Bottom Garden is a community garden and public park located on Zonolite Road in Dekalb County, GA.](#)

7. Planner's Report – Doug Young No report

8. Committee Reports

- Lindridge-Martin Manor Neighborhood Association – Kevin McBride, President; Rich Sussman, NPU Rep
Fundraiser held at Armand Park to report on progress, received a small Park Pride grant already. Currently raising additional funds to support the park.
- Morningside-Lenox Park Association – Sally Bayless President; TBD, Neighborhood Rep; John Ayers, Zoning
No report.
- Piedmont Heights Civic Association – Gary Dresser, President; Jean Johnson and Tim Berube, Neighborhood Reps
Not present.

- Virginia-Highland Civic Association (VHCA) –Jenifer Keenan, President; Barry Loudis and Eleanor Barrineau, Representatives; Jack White, Zoning
Social this Thursday, Gusto @ 7pm. There will be appetizers and a cash bar.

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

No report

- Edmund Park - Tony Gonzales, Neighborhood Reps; Sally Montgomery, Zoning

No report

- Public Safety Committee – Jim Hardy

No report

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

No report

- Education Committee - Abby Martin

No report

- Chair Report:

- LeChic Mystique Family Affair, a Class E special event that was on last month's consent agenda, but the event organizer failed to attend the June NPU meeting and we voted to defer the application to July. Unfortunately, the date of the event was July 16th (last Saturday). MOSE asked for an NPU opinion (support/non-support) and, consistent with our past practice, I submitted an NPU recommendation of non-support. There are two reasons for doing so – a) ordinance requires that the Event Organizer or their representative attend the NPU meeting and b) our recommendation carries no weight in whether the event gets a permit.

- Dark Horse Tavern submitted an Special Administrative Permit (or SAP) to extend a patio in the back of their property by 185 square feet. This SAP was very similar to one filed in 2015 that was not built. SAPs allow NPU 21 days after they are mailed to review and provide comments and the deadline expired on 7/11. The VHCA reviewed the SAP and reiterated the same 4 concerns expressed by the City in 2015:

1. The extension of the deck could result in the elimination of required parking spaces for adjacent properties. If so, then the affected properties would need to obtain valid shared off-site parking leases per the NC-12 zoning code, or apply for a special exception from the BZA to reduce parking.

2. The new configuration would need to be approved by Atlanta Fire Rescue to make sure that the resulting turn radii are adequate for emergency vehicles.

3. The proposed re-location of the curb-cut would need approval from the Office of Traffic and Transportation since it is in the public right-of-way.

4. Valid notarized parking leases and a site map for off-site parking leases must be provided as part of the SAP process and NC12 zoning. Both are necessary as there are no additional spaces on-site to satisfy parking requirements for the Dark Horse Tavern.

Unless these conditions are resolved, NPU-F and the Virginia-Highland neighborhood respectfully ask that the application be denied or withdrawn.

- Those interested in being Vice-Chair should contact Debbie to learn more about the role and responsibilities. As a member of the Executive Committee and Zoning Committee, this is a terrific way

to learn more about city and NPU issues, develop leadership skills, and is a stepping stone to becoming NPU-F chair.

- APAB will meet next weekend. No report.

9. Matters for Voting

Consent Agenda:

Special Events Application

Application	Date/Location	Class/# Participants	Recommendation
Rolling of the Bulls Allison Knoch	Piedmont Park October 7, 2017	Class E & Assembly 1,750 participants	Support

Board of Zoning Adjustment Applications

Application	Address	Request	Neighborhood Recommendation
V-17-142	712 Ponce de Leon Place NE	Applicant, Nhan Le, seeks a special exception from the zoning regulation to reduce the required parking from 23 spaces to 13 spaces for a restaurant.	VHCA: Recommend deferral
V-17-176	1142 Briarcliff Place NE	Applicant, Mark F. Arnold, seeks a variance from the zoning regulations to reduce the east required side yard setback from 7 feet to 6 feet 6 inches. Applicant also seeks a variance from the Zoning Regulations to reduce the half-depth required front yard setback from 17 feet 6 inches to 6 feet 4 inches, to add new roof line.	VHCA: Recommend approval

V-17-142 712 Ponce de Leon Place NE

Applicant, Nhan Le, seeks a special exception from the zoning regulation to reduce the required parking from 23 spaces to 13 spaces for a restaurant.

VHCA Report: Waiting on the completion of a parking requirements analysis and parking location/lease information. Defer until complete.

V-17-176 1142 Briarcliff Place NE

Applicant, Mark F. Arnold, seeks a variance from the zoning regulations to reduce the east required side yard setback from 7 feet to 6 feet 6 inches. Applicant also seeks a variance from the Zoning Regulations to reduce the half-depth required front yard setback from 17 feet 6 inches to 6 feet 4 inches, to add new roof line.

VHCA Report: Applicant Mark Arnold on behalf of homeowners Jim and Krista Hester seek a reduction in the east side yard setback from 7' to 6' 6" and the west half-depth front yard setback from 17' 6" to 6' 4" to construct a second story addition to the home. The new second story addition will be entirely in the footprint of the existing structure. The proposed lot coverage slightly increases the existing lot coverage from 46.9% to 47.5% due to redesigned sidewalks and conversion of the existing rear addition to a rear porch. The proposed lot coverage is still below the 50% maximum. Applicant agreed to update site plan to include a tree on the eastern edge of the property behind the main but there are no expected tree impacts. Applicant also to direct all storm water collected in the rear of the home in the back yard. All appropriate neighbors, including adjoining apartment complex management, have been notified. Both the Planning Committee and the VHCA BoD unanimously recommend approval.

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

License & Review Board (LRB) (Vote Required)			
Type of Business	Name of Business	Property Address	Request
Retail	Publix Super Markets, Inc. #0724	1001 Ponce De Leon Ave NE (within 300 Ft. of NPU F)	Change of Licensee

Comments: Any problems with either of these locations? None that have been reported.

NPU-F Action: Motion to support LRB request conditioned on support from NPU-N. Motion carries on a voice vote.

Retail	Publix Super Markets, Inc. #0599	1544 Piedmont Ave NE	Change of Licensee
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Comments: PHCA voted to approve.

NPU-F Action: Motion to support change of licensee. Motion carries on a voice vote.

Special Events (Vote Required)		
Pure Heat Community Festival Avian Watson	Piedmont Park Class C/19,000 participants	September 3, 2017

Comments:

NPU-F Action: Motion carries on a voice vote, 1 in opposition.

Board of Zoning Adjustment (BZA)

(Vote Required)

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.

PHCA Report: PHCA also voted to approve the V-17-174 for 10 parking space reductions.

However, since we received the amendment requesting a total of 105 parking space reductions, the PHCA Board is currently voting on deferring until we are satisfied there is a solution to possibility of an overflow parking problem.

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

Zoning Review Board (ZRB) & CD/HS Committee Land Use Amendment (Vote Required)		
Application	Address	Public Hearing Date
Z-17-41 (17-O-1339) An Ordinance by Councilmember Alex Wan to zone property located at 613 Kimberly Lane to the R-5 (Low-density Residential) Zoning District; and for other purposes.	613 Kimberly Lane	ZRB August 3 or 10, 2017
17-O-1345 An ordinance by Council Member Alex Wan to amend the Land Use Element of the 2011 City of Atlanta Comprehensive Development Plan (CDP) to designate property at 613 Kimberly Lane to the Low-Density Residential land use designation; and for other purposes.	613 Kimberly Lane NE	CD/HS Cmte Sept 11, 2017 6:00 PM
Z-17-42 (17-O-1338) An Ordinance by Councilmember Alex Wan to Zone property located at 615 Kimberly Lane to the R-5 (Low-density Residential) Zoning District; and for other purposes	615 Kimberly Lane	ZRB August 3 or 10, 2017
17-O-1340 An ordinance by Council Member Alex Wan to amend the Land Use Element of the 2011 City of Atlanta Comprehensive Development Plan (CDP) so as to designate property at 615 Kimberly Lane to the Low-Density Residential land use designation; and for other purposes.	615 Kimberly Lane NE	CD/HS Cmte Sept 11, 2017 6:00 PM

Comments:

NPU-F Action:

Motion to recommend approval of the Land Use designation for 613 Kimberly Lane and 615 Kimberly Lane to be designated as R-5 (low density residential). Vote carries on voice vote.

Motion to recommend approval of the R-5 Zoning Designation for 613 Kimberly Lane and 615 Kimberly Lane. Vote carries on voice vote.

17-O-1425 An Ordinance to Amend the Land Use Element of the 2016 City of Atlanta Comprehensive Development Plan (CDP) so as to designate property owned by Emory University, Children’s Healthcare of Atlanta, The centers for Disease Control, Georgia power Company, Villa International, and Synod of South Atlantic & Presbyterian Church (USA), Inc to the Mixed Use High Density (MU HD), High Density Residential (HDR), Office institutional (O-I) and single-family residential (SFR) land use classification as more particularly set forth herein upon their annexation into City limits; and for other purposes.	Multiple Addresses	CD/HS Cmte August 29, 2017 12:30 PM
Z-17-60 An Ordinance to zone property owned by Emory University, Children’s		

Healthcare of Atlanta, The Center for Disease Control, Georgia Power Company, Villa International, and Synod of South Atlantic & Presbyterian Church (USA), Inc. to the O-I (Office Institutional), MR-4A (Multi-Family Residential), R-4 (Single Family Residential) and HC- 20B SA 4 (Druid Hills landmark District Sub- Area 4) Zoning Districts as more particularly set forth herein upon their annexation into City limits; and for other purposes.		
Z-17-62 An Ordinance to amend Chapter 20B (Druid Hills Landmark District) of the Atlanta Zoning Ordinance so as to create a new Subarea entitled “Emory University” and to enact specific development controls that apply throughout the Landmark District; and for other purposes.	Text Amendment	ZRB August 10, 2017
Z-16-61 An Ordinance to amend Chapter 28A (Sign Ordinance) of Part 16 (Zoning Ordinance) of the Land Development Code of the City of Atlanta Code of Ordinances to provide for additional signage on large private University Campuses; to not require a sign permit to signage on large private University Campuses when such signage is not visible from the public right of way; and for other purposes.	Text Amendment	ZRB August 10, 2017

Comments: Dan Gordon, COA COO - Largest annexation since Buckhead joined Atlanta. Annexation includes Emory, CHOA, CDC. 744 acres, 5 parcels, taxable 29. Nonstudent population less than 300, 45,000 employees combined for Emory, CDC and CHOA. Top bio-services corridor, to help attract and retain additional talent. Property taxes \$1.129M, 267K conference, sales tax TBD based on GA Dept. of Revenue. Impact on schools, does not extend the boundaries of the APS schools, those students still attend Dekalb schools. Dekalb county provides sewer and water services. APD zone 2 would cover this area. Emory has own EMS service. Fire engaged with Dekalb, and the plan is to keep station 19 operational, prefer to do mutual aid agreement. Police force has 2000 and will plan to expand. Public safety vetting by top experts. MARTA - \$2.6B referendum, Clifton Corridor project been on list for 2009, big opportunity to improve transportation. Emory contributes \$9.1B in economic impacts.

David Payne, Emory University: Largest employer in Dekalb County since it was founded in 1915, large investments in Grady, GeorgiaTech, opportunity to connect and continue those. Emory second largest employer in Metro Atlanta, behind Delta. 3 facilities on Clifton Road, part of annexation. 1 in 4 doctors in GA, trained at Emory. \$½ billion a year in research funding. Top 3 recognized sustainable schools in the country, recently opened water hub, process waste water. Invest a lot in transportation, connector shuttles open to the public. Community meetings monthly and a quality of life committee has been created, which Debbie will be a part of as well as other NPU leaders to make sure neighborhood needs are accounted for. Annexation would become effective Oct 1, if follows approval schedule, but for tax purposes it would be effective January 1.

NPU-F Action:
Motion to recommend approval of the proposed land use classifications and proposed zoning district for properties to be annexed into the City of Atlanta as described in 17-O-1425 and Z-17-60 carries by a voice vote with one 1 abstentions (Alex Wan) .

NPU-F Action:
Motion to recommend approval of the proposed amendment of Chapter 20B, Druid Hills Landmark District, so as to create a new subarea entitled “Emory University” carries by a voice vote with 1 abstentions (Alex Wan).

NPU-F Action:
Motion to recommend approval of the proposed amendment of Chapter 28A (Sign Ordinance) to provide for additional signage on large private University Campuses carries by a voice vote with 1 abstentions (Alex Wan).

<p>Z-17-50 (Review & Comment) An Ordinance to amend the 1982 Zoning Ordinance of the City of Atlanta, as amended, so as to create a new chapter to be entitled 20S, Briarcliff Plaza Landmark District; to establish regulations for said district; to enact by reference and incorporation, a map establishing the boundaries of said district; and to designate and zone all properties lying within the boundaries of said district to the zoning category of Landmark District (LD) pursuant to Chapter 20 of the Zoning Ordinance of the City of Atlanta, rezoning from C-1 to Landmark District (LD), to repeal conflicting laws; and for other purposes.</p>	<p>Briarcliff Plaza (in NPU-N; Within 300 Ft.)</p>	<p>ZRB August 3 or 10, 2017</p>
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Comments: update site map, make sure property is accurately identified.

NPU-F Action: Motion to move that we please support this designation of Briarcliff Plaza as a Landmark District. Motion carries on a voice vote.

Text Amendment (Vote Required)		
Case	Address	Public Hearing Date
<p>Z-17-46 An Ordinance to amend Section 16-36.013(4) of the 1982 Atlanta Zoning Ordinance for the purpose of changing the allowable fence height for properties zoned R-1 through R-5 and RG when properties are immediately adjacent to the Beltline Corridor and to provide for specific fence typologies for properties zoned R-1 through R-5 And RG when properties are immediately adjacent to the Beltline Corridor; and for other purposes.</p>	<p>City Hall Council Chambers</p>	<p>ZRB August 3 or 10, 2017</p>

Comments: If you touch the Beltline this applies, if you have non-conforming fence you do not have to replace. R-4 rear fence maximum is 6 ft in height. Does the fence have to be on the property line or can you build it higher if it's within your property? What is supplemental zone defined as for residential? Don't know answer, need to take this back. Intent R1 – R5 properties must conform to the height and one of the 3 typologies.

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

<p>Z-17-33 (Review & Comment Only) An Ordinance by Zoning Committee to amend Section 16-36 (Beltline Overlay District Regulations) of the 1982 Atlanta Zoning Ordinance for the purpose of creating a Brownfield Redevelopment Incentive, to create regulations for an access easement and to amend parking regulations; and for other purposes.</p>	<p>City Hall Council Chambers</p>	<p>October 5 or 12, 2017</p>
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Comments: Recommend deferring to August meeting so that there is time to review the proposed amendments.

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

10. Old Business
11. New Business
12. Adjournment

The meeting adjourned at 9:22 pm.

City of Atlanta Code of Ordinances
(Campaigning by Elected Officials)

As we prepare for 2017 Elections please allow this message to serve as a reminder of the City of Atlanta's Code of Ordinances. Voting will involve municipal, county and state elections. The Guidelines for campaigning by elected officials at NPU and APAB meetings is strictly prohibited by the City of Atlanta's Code of Ordinances. Please note the following code section:

SEC. 6-3019 Prohibition of Political Forums

Part 1, Chapter 6, Article 1, Section 6-1: "It shall be unlawful for any person to use the interior of city hall, its rooms or offices in any type of advertisement of commercial products and political campaigns without first obtaining express permission from the city council. This prohibition shall apply to the filming or photographing of the interior of city hall for use in such advertisements; provided, however, that nothing in this section shall be construed to prohibit the filming or photographing of the interior of city hall for news coverage purposes by newspapers, magazines and television."

Part 6, Chapter 3, Article B, Section 6-3010: "Neighborhood Planning Unit meetings shall not be used for political forums or campaigning for city, county, state, or federal elections."

Examples of campaigning could include, but not be limited to:

- Introduction of elected officials as political candidates in upcoming elections;
- Passing out campaigning materials and literature; and
- Conducting either of the above in city hall, its rooms or offices.

If there are any questions or concerns please contact: Ms. Erica Pines at (404) 546-0159 [or epines@atlantaga.gov](mailto:epines@atlantaga.gov) .