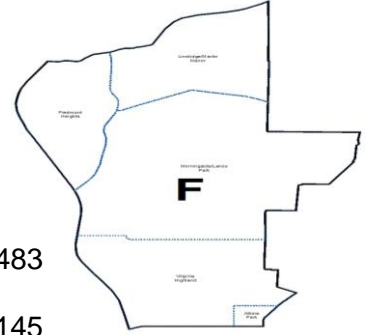


MEETING MINUTES

NEIGHBORHOOD PLANNING UNIT - F

DATE: Monday, March 20, 2017
TIME: 7:00 P.M.
LOCATION: Hillside Center
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

AGENDA

1. Opening Remarks/Introductions

- Meeting called to order at 7:03pm
- Peter Aman & Kirk Rich in attendance introduced themselves
- Agenda correction: T21 Run for Gigi's Playhouse will be held at John Howell Park (not John Hartwell Park).

2. Approval of Minutes

- February minutes were not posted on the NPU website. We'll approve them next month.

3. Announcements

Upcoming calendar events are on the reverse of the Consent Agenda. Please take particular note:

Atlanta Urban Design Commission (hearing postponed)

Wednesday, March 22, 4 pm, Atlanta City Hall Council Chambers, 2nd Floor

Agenda: Rock Spring Presbyterian Church Landmark Building/Site (LBS) – 1st item on agenda.

NPU-F Zoning Committee

Monday, March 27, 7 pm at Rock Springs Presbyterian Church Fellowship Hall.

Agenda: Z-16-079 1824 Piedmont Ave NE (Rock Springs Presbyterian Church)

RenewAtlanta – Public Comment Deadline extended to March 29th

Public comment can be made by emailing RenewAtlanta@atlantaga.gov

4. Reports from City Departmental Representatives

- Atlanta Fire Department – Station 19 North Highland; Station 29 Monroe
Chief Dwayne Johnson, Battalion 3: Rising scenario to be aware of, there is a drug called Carfentanil (10,000 times stronger than Morphine) it's being cut with heroin, if you inhale it or touch and you will die instantaneously. If there is a white powdery substance, call the Police/Fire department so they can address the problem, do not touch or smell it. A reminder for everyone to change your batteries in your smoke detectors on a regular basis. Ansley Forest Fire is under investigation currently, so no update.
- Atlanta Police Dept. - Zone 6 - Major Peek Zone 2 – Major Shaw

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Major Shaw: Due to increased police resources in the area, there has been a reduction in car break-ins over the last few weeks. Police department is working on the homeless encampments, some good work has been started with the DOT property and private property. The police department has secured some additional officers and are providing them with bikes, so they can cover the trails from Intown Suites all the way north and south. The police have made several arrests from our area, as far north as Phipps and Lenox Mall. Still have an issue with people going through people's cars while they are parked in their driveways, please call 911 if you see something that is not right. Any issues with lounges, clubs and bars call 911 to report it. If you have a problem with a response, if an officer comes out and they did not handle the call appropriately ask for a supervisor, you can call 911, if you request that the supervisor come to the scene, they must come to the scene; it is part of their SOP. Stabbing at Dunkin' Donuts, don't have an update on that. Kroger incidents as well, people being pickpocketed inside the stores, so stay aware.

Zone 6: Call 911 first; it makes an official documentation, it helps citizens and police do their job. There was one burglary with arrest at 730 Barnett. Auto break-ins, with computers and book bags still tending to be left out on a seat of a car. Zone 6 has stepped up patrol, including overtime officers and officers in plain clothes to address where the crimes are occurring.

Major Shephard, Community Police: Blitz in the blighted areas, doing one per month with goal of covering all 6 zones. All the resources police, fire, GA Power, animal control, code enforcement all come out together to educate the community and provide information and help correct anything they see that is wrong. Details about the Blitz in blighted areas, will be communicated out on Nextdoor, Twitter and Facebook. National Night Out is coming up in August

- MARTA police - Major Nelvette Easterling, Lt. Chapman, North Precinct
Sergeant Nicholas, North Precinct: Crime relatively low between Civic Center and Doraville. Keep your property out of sight in your car, put it in your trunk or glove compartment. Spring break coming up first week in April, keep your head up when you go out in the city. Encourage you to use the MARTA See and Say App Marta, don't need to leave your name to report an incident, you can also take video or take a photograph, but don't use your flash to avoid the suspect noticing you.
- Bureau of Housing and Code Compliance – Officer Edwards sledwards@atlantaga.gov cell 404-326-6573
Officer Edwards: 8 property maintenance cases. 2121 Faulkner, went out March 10 with Major Shaw and her Supervisor, they surveyed the area, contacted the private owner's attorney, reinspection date is set for April 6. This means if the Officers go back out on April 6, and the property is in the same state then will issue a citation, Officer Edwards, trying to meet with the owner and show them what is needed prior to April 6.
- Fulton County Community Prosecutor - Zone 2 - Brendan Dougherty; Zone 6 - Keith Lamar Jr; Court Watch Coordinator – Danielle Simpson
Keith Lamar: 730 Barnett, Rocco's Pizza, Lamont Harris was caught, he has 37 prior arrests, \$32,500 bond he will be in front of Judge Campbell, court date not set yet. Invite everyone to come out to court and watch.

Brendan Dougherty: Working hard to focus on repeat offenders, in this area they are mostly entering autos and committing burglaries. Morningside, APD investigating to find the suspects who have been committing this crime. As soon as they have suspects, they will focus on them, many previous arrests and prior convictions, try to get judge to give them adequate sentences. Rashid Rimes: Responsible for a carjacking north of here, had 33 prior arrests, 5 felony convictions, car jacked owner as he sat in their car, then tried to sell the car back to the owner, grand jury indictment coming up soon. Jaron Brookes, robbed one of the Bank of America branches, he dressed up as a Target employee, handed the bank teller a note demanding \$10,000, the bank teller pretended didn't know what was going on, called the police and they caught him, he has 23 prior arrests, 5 prior convictions, his grand jury date is coming up.

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Danielle's court watch records are very complete and good way to see what is going on. Please send your e-mail address to Debbie and she will add you to the e-mail distribution list for Danielle.

- Office of the Solicitor's - Andrew Hughes, Solicitor ahughes@atlantaj.gove
Fight against Blight, Saturday March 25, 9-12pm at Rosel Fann Recreation.
 - Follow-up to J&J Bourbon Bar and Grill discussion: A report of last month's discussion with J&J Bourbon Bar & Grill and the NPU regarding the noise complaints was provided to the Solicitor's Office. Judge Portis ruled that the commitments made at the NPU meeting be documented in a consent order which was signed last Friday (3/17) noting that a fine would not solve the noise issues. One of the commitments made was that Mr. Jones attend tonight's meeting so that the neighbors could report if there has been improvement. Mr. Jones did not attend tonight's NPU meeting.

- Watershed Management – Carla T. Smith ctsmith@atlantaga.gov 404-546-0041
Rolanía Robegi: Addressing a service request backlog focus through June, DWM will canvas neighborhoods, to identify services and complete work orders, you can contact Nia McDonald 546-3227 nmcdonald@atlantaga.gov for more information. Bill payment amnesty program, watershed will provide amnesty for those with an outstanding bill of over \$500, this will take place March, 21, 22, 27 & 28 between 930am – 330pm, the customer must pay 20% of balance before a payment plan is accepted. Atlanta is still in a level 2 drought, restaurants are requested to only serve water upon request. Visit www.Atlantawatershed.org sign up for updates.

5. Comments from Elected Officials

- State House of Representatives - Rep. Pat Gardner/Rep. Park Cannon
 - Not present

- Councilmember District 6 - Alex Wan
Monroe Drive Complete Streets presentation held at the end of February was well attended, extended timeline for public to send input through March 29th, send feedback renewatlanta@atlantaga.gov. The team has compiled the questions the neighborhoods have been asking, taking a deeper dive into the data, visit <http://www.atlantadistrict6.com/> to link over to this. TSPLOST first meeting of the year in February was postponed, no date set yet. Working on cameras, city and communities have installed to best utilize them for public safety. NPU-F we have two mayoral candidates in attendance. Morningside Mile, fundraiser Fire Station 19, Alex will be out there running and hopes to see everyone. Transparency in expenses at City level continues, Alex has published his 2010-2017 expenses, 60% of money he has spent has gone back in to the district, talking to neighborhood leadership about how to spend those remaining funds this year.

- 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
Jim Elgar – SAT prep class will be held April 29, as part of the College Prep Series at the Atlanta Metropolitan State College. Visit Council President's website, which will have information up soon. Both middle school and high schoolers are welcome to participate and will have the opportunity to take the SAT in a real test environment. While, parents and guardians can receive education about how to apply and pay for college. Transparency campaign, there will be a new website for council to show their expenses. The council president will have his expenses listed on the website. Coming up on budget season, don't pass it until June but now is time to share your ideas, 404-330-6052, jqelgar@atlantaga.gov.

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

6. Presentation(s)

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NEIGHBORHOOD PLANNING UNIT - F

- Atlanta -Fulton Public Library-Oscar Gittemeier

Great free resources at the library, Storytime, workshops, audio books, e-book, streaming video, etc. Available all day, SAT prep, resume building. Learn more: <http://afpls.org/home>

- Atlanta Bike Festival- Jeffrey Wisard

Week long cycling festival in Atlanta, have 45 different events throughout the city. This year will focus on neighborhoods and NPUs, will highlight what there is to see and do in each neighborhood, Monday, June 12th in Virginia-Highland/Morningside area. Interested in having the cycle festival at your bar or restaurant, you can contact them via <http://www.atlantacyclingfestival.com/>. There will be no street closures as a result of the festival, the Atlanta Bike Festival is not associated with the ATL Moon Ride. The Atlanta Bike Festival is a partner of the ATL Bicycle Coalition. This year will be the first ever Children's race, the festival has partnered with Strider bicycles for the "Race of Dune" around the city.

7. Planner's Report – Doug Young

Announcement: The Atlanta City Studio (@ATLCityStudio) is making their first move, now going to Southwest ATL, 2311 Cascade Road on the corner of Benjamin E Mays. They are renovating a small retail shop and will be opening in April. There will be programs and add additional events related to Southwest Atlanta. Just a reminder the Awards of Excellence event will be held, May 11 at the Atlanta Freight Depot all are invited to attend. Next month NPU-F can vote for the 1st Annual Community Design Awards winner, during the NPU meeting. There were 3 NPU-F submissions for the 1st Annual Community Design Awards.

8. Committee Reports

- Lindridge-Martin Manor Neighborhood Association – Kevin McBride, President; Rich Sussman, NPU Rep "Creek Rising" fundraiser will be held on April 27 at Zonolite Park (Johnson Road & Briarcliff) 5:30-8pm, sponsored by the South Fork Conservancy, a non-profit establishing a trail system throughout Atlanta, it will join the Buckhead 400 trail, and then ultimately connect into the Beltline. Tickets are \$75 per person, raffle with prizes such as a Green Egg. The Armand Drive park second planning meeting, this Thursday 3/23.
- 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
Rolled out new website piedmonthheights.org, improvement fundraiser held 3/21, 5-10pm 10% of proceeds benefit Piedmont Heights Civic Association.
- Virginia-Highland Civic Association (VHCA) –Jenifer Keenan, President; Barry Loudis and Eleanor Barrineau, Representatives; Jack White, Zoning
Summerfest event June 3 and 4, community dinner June 2, invite everyone to come out. Volunteers are needed.
- Virginia-Highland Business Association (VHBA) –Lynn DeWitt and Kristi Warren Evans, Reps.
- Edmund Park - Tony Gonzales, Neighborhood Reps; Sally Montgomery, Zoning
- Public Safety Committee – Jim Hardy
- Parks, Trees & Environment Committee – Jack White and Rich Sussman

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- Education Committee - Abby Martin

APS SPLOST update, moving ahead collecting money for 2017. Had some carryover money, first Walden Sports complex construction completed June 18. Howard Middle School (\$52M) construction complete July 2020, Grady High School \$33M. Carried over \$13M from 2016 SPLOST, Grady Cluster got \$112M, northwest transportation complex \$22M is positive coming to this area. Dogs are not allowed on APS property. Inman Middle School will house the students, while they complete the work on Morningside Elementary school (after Howard is open). Can read about this on: APS website, <http://www.atlanta.k12.ga.us/>

- Chair Report:

- i. APAB is looking for volunteers to serve on the Ethics Board and to the Beltline TADAC. Please see Debbie if interested in either appointment. Also, you can learn more about the Beltline TADAC by attending a Beltline Advisory Board Annual Public Presentation on Tuesday April 45th. More info is on the Consent Agenda reverse.
- ii. The Atlanta Fire Rescue Foundation is accepting applications for the Atlanta Emergency Preparedness Institute (AEPI), a one-day, intensive program that gives attendees information on how to assist in emergency preparedness activities. The AEPI will be held on Wednesday, September 13, 2017 from 7:30 am to 5:00 pm at the Federal Reserve Bank of Atlanta. There is no charge to attend, but participants must RSVP as space is limited.
- iii. The Atlanta Fire Rescue Citizen's Fire Academy is accepting applications for their Spring Session. Class meets once a week for 8 weeks from 6-9 pm.
- iv. APAB meeting was held on Saturday 3/18. Appointed a representative to the Beltline TADAC; The Committee on Council made some recommendations on the Tiny House legislation that we will discuss later in the meeting.

Abby Martin, who is NPU-F Education Chair, has volunteered to be chair of the APAB Education Committee. APAB By-Laws require that she be a Delegate or Alternative to APAB. Our APAB Alternate position is currently open and I will appoint Abby to that slot if she is selected. Need motion to approve her appointment:

Motion to approve Abby Martin as NPU-F APAB Alternate for 2017 carries on voice vote.

9. Matters for Voting

Consent Agenda:

Special Events Applications

On consent agenda

Indigenous House 7

May 21, 2017, Piedmont Park Pavilion

Class E/ 1,000 Participants

Recommendation: Support

Persian Community Festival

April 1, 2017, Piedmont Park

Class E/ 1,998 participants

Recommendation: Support

Piedmont Park Arts Festival

August 19-20, 2017, Piedmont Park

Class E/1,999 participants

Recommendation: Support

MEETING MINUTES

NEIGHBORHOOD PLANNING UNIT - F

Board of Zoning Adjustment Applications

V-16-322 1835 Piedmont Rd NE

Applicant seeks a Special Exception from the Zoning ordinance to (1) reduce the required on-site parking spaces from 65 spaces to 46 spaces; (2) A special exception to reduce the required loading spaces from two 12'X35" spaces to 0 spaces. To allow construction of a mixed use building containing multifamily and restaurant use on the C-2 portion of property.

MLPA Recommendation: Defer

V-17-022 568 Park Dr NE

Applicant seeks a variance from the Zoning regulation: to reduce the required east side yard from 7 feet to 3 feet in order to erect an accessory structure. (Garage)

VHCA Report: Applicant Nina Gentry on behalf of owner Marc Conway seeks a reduction in the east side yard setback from 7' to 3' to accommodate a turnaround for a new detached accessory structure (a 2-story garage) at the rear of this address. The existing home, an anomalous postwar one-story suburban structure set about 70' back from the street, is being removed. The lot is narrow (50') and deep.) The proposed lot coverage is 49.3%.

After a site visit on 2-17-17 (Bullock, Loudis, Skopczynski, Van Horne, White), a revised site plan that included trees and tree impacts was presented to the committee. These impacts are minimal and in accordance with traditional changes for such a project. The committee also observed that the grade leading from the site of the house to the street was acute enough to make installing a successful driveway strip a challenge. While that feature is not formally part of the variance process, similar circumstances in the past have led to the subsequent unpermitted removal of the strip and its replacement with impervious material, an outcome that could be avoided in several ways.

Neighbors on the adjoining lots to the north end of the property on Orme Circle expressed concern at the committee meeting about additional run-off issues from the development of this property. After discussion of potential vegetation for the property, the applicant and neighboring property owners committed to working together on appropriate methods to reduce runoff and the effects thereof. There is abundant room (including a now-unused alley) for additional planting capable of addressing this issue.

The Planning Committee and VHCA Board unanimously recommended approval.

VHCA Recommendation: Approve

V-17-033 1064 Cumberland Rd NE

Applicant seeks a variance from the Zoning regulation to reduce the required west side yard setback from 7 feet to 4 feet for a second story addition.

MLPA Report: The motion to approve was passed 11-0-0

MLPA Recommendation: Approve

V-17-036 936 Glen Arden Way

Applicant seeks a variance from the Zoning regulation: to reduce the required west side yard from 7 feet to 3 feet and to reduce the required south side yard from 35 feet to 30 feet in order to erect a second story addition.

VHCA Report: Applicant Mark Arnold (on behalf of property owners Susan and Jimmy Lin) seeks variances to (A) reduce the front yard setback from 35' to 30' and to (B) reduce the west side yard setback from 7' to 3' (both already existing) to construct a second floor addition entirely within the external footprint of existing structure. The owners live next door and bought this house in the hope of doing a more traditional neighborhood-scale renovation. The lot is 50' wide with a total square footage of 7,830 sf; R-4 specs are 70'

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wide and 9,000 sf. The proposed lot coverage is 43.2%, an increase from the existing lot coverage of 37.4%. No trees are shown on the site plan. After a site visit on Friday, February 24, 2017 (Bulloch, Loudis, Van Horne, and White), the applicant furnished a corrected drawing showing them and a summary of tree impacts at the site visit. The impacts discussed are in line with traditional projects of this scope. The applicant also summarized plans for collecting runoff from planned terracing of back yard and expected stormwater mitigation, since more than 1,000 sf would be disturbed during construction. The backyard appears capable of absorbing all the runoff in the rear. The Planning Committee and VHCA board unanimously recommended approval. VHCA Recommendation: Approve

V-17-037 1062 Maryland Ave

Applicant seeks a variance from the Zoning regulation to (1) reduce the required front yard setback from 35 feet to 24.4 feet. (2) Reduce the south side yard setback from 7 feet to 2.66 feet in order to construct a second story addition.

VHCA Report: Applicant Mark Arnold (on behalf of property owner Rebecca Finnin and Skippy Nguyen) seeks variances to (A) reduce the front yard setback from 35' to 24.4' and to (B) reduce the south side yard setback from 7' to 2.66' (both already existing) to construct a second floor addition entirely within the external footprint of existing structure. The lot is 50' wide with a total square footage of 7,650 sf; R-4 specs are 70' wide and 9,000 sf. The proposed lot coverage is 48.9%, a decrease from the existing lot coverage of 49.8%. No trees are shown on the site plan. After a site visit on Friday, February 24, 2017 (Bulloch, Loudis, Van Horne, and White), the applicant furnished an updated site plan including trees and any impacts thereof. These impacts will be minimal.

The applicant also summarized plans for anticipated runoff on the property. Though the lot is not large, the rear yard seems capable of handling most of it.

The Planning Committee and VHCA Board unanimously recommended approval.

VHCA Recommendation: Approve

V-17-038 897 Highland View NE

Applicant seeks a variance from the Zoning regulation to (1) reduce the required front yard setback from 35 feet to 18 feet. (2) Reduce the west side yard setback from 7 feet to 3 feet in order to construct a second story addition.

VHCA Report: Applicant Mark Arnold (on behalf of property owners Brittany Bliss and Frank Brockway) seeks variances to (A) reduce the front yard setback from 35' to 18' (already existing) and to (B) reduce the west sideyard setback from 7' to 3' to construct a second floor addition entirely within the external footprint of existing impervious surfaces. (This includes new construction over a small section located between the rear of the house and an existing small terrace.) The lot is 49' wide with a total square footage of 4970 sf; R-4 specs are 70' wide and 7000 sf. The proposed lot coverage is 49.2%. No trees were shown on the site plan; After a site visit on 2-24-17 (Bulloch, Loudis, Van Horne, White), the applicant furnished a corrected site plan showing them and a summary of tree impacts. No tree or runoff issues were observed during site visit or at time of updated site plan review.

The applicant also reported that an existing 8'-high fence along the west property line would be replaced with a code-compliant, 6' fence and that a cantilevered roof over the existing driveway would be constructed.

The Planning Committee and VHCA Board unanimously recommended approval.

VHCA Recommendation: Approve

V-17-040 1236 Spring Valley Ln NE

Applicant seeks a variance from the Zoning regulation: to reduce the required west side yard from 7 feet to 5.5 in order to construct an addition to a single family dwelling.

MLPA Report: The motion to approve was passed 11-0-0

MLPA Recommendation: Approve

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V-17-045 1227 North Highland Ave NE

Applicant seeks a variance from the Zoning regulation: to allow an accessory structure to exceed 30% of the floor area of the main structure to 81% to construct a garage and quest house.

MLPA Recommendation: Defer

Zoning Review Board & CDP

Z-16-079 1824 Piedmont Ave NE

Applicant seeks rezoning from R-4 to MR-4B

Recommendation: Defer

Z-16-080 2059 Manchester St NE

Applicant seeks rezoning from I-1 C to MR-4B

Recommendation: Defer

CDP-17-04 2059 and 2067 Manchester Street NE March 13, 2017

An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 2059 and 2067 Manchester Street NE from the Low Density Commercial land use designation to the High Density Residential land use designation and for other purposes (Z- 16-080).

Recommendation: Defer

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

Alcohol Applications

(Vote Required)

Kelvin Slater, Slater Park, LLC

Skyline Terrace, 650 Ponce De Leon Ave, NE (located in NPU M)

New Business within 300 feet of NPU-F, NPU-E and NPU-N

Comments: Close at 11pm nightly, 9pm on Sundays. Taking provisions to not disturb the neighborhood. Event space is located on the rooftop as well, on the East Side. There are no big live bands that will play at this venue.

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

Special Events		
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(Vote Required)

Atlanta Autoimmune Walk 2017	Piedmont Park - September 23, 2017, Class E/200 participants	Removed from Consent Agenda (No Show) NPU Action: Defer
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MEETING MINUTES NEIGHBORHOOD PLANNING UNIT - F

<p>3rd Annual 5k Race for Empowerment Walk</p>	<p>Piedmont Park - April 30, 2017 Assembly</p>	<p>Comments: Held completely in the park, everyone invited to attend.</p> <p>NPU Action: None Required (Assembly)</p>
<p>10th Annual HBCU Run/Walk</p>	<p>Piedmont Park - June 24, 2017 Class D/3,000 Participants</p>	<p>Comments: Festival and a run/walk. Race open to everyone, completely volunteer run event, 100% funds go to scholarships for HBCU. 5K race in morning (starts 8am) to avoid heat. Route goes around exterior of park, rolling street closure. Officer Holloway does the security. Transportation encourage participants to take MARTA. Notification to neighborhood via USPS and walk streets that are impacted and open street when runners are clear.</p> <p>NPU Action: Motion to support carries on a voice vote. 1 abstention. 1 opposed.</p>
<p>Taste of the Highlands</p>	<p>John Howell Park – May 13, 2017 Class E/1,000 Participants</p>	<p>Comments: Pace Parsons, from CHOA Intown Friends. 14th annual event, all volunteer run 100% proceeds go to CHOA, last year \$48,000 raised. 2-5pm. Only change from past years, will have VIP tented area. Local music country/bluegrass band. Setup starts at 12:30pm day of. 5 security officers, led by JJ Johnson, close West Side parking lane. Notified neighbors of original date, will renotify neighbors of new date. Will post on Nextdoor. Encourage people to walk, ride bikes, use public transport.</p> <p>NPU Action: Motion to support carries on a voice vote.</p>

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<p>T21 Run for GiGi's Playhouse Not on consent agenda – local park</p>	<p style="text-align: center;">John Howell Park -May 20, 2017 Class E/450 participants</p>	<p>Comments: 3rd annual 5k, only 1 employee. Organization helps children with Downs syndrome live normal lives. Hired Ed Williams to manage. The run starts 8:30am, setup starts at 7:30am. The street will be closed for the 5k. NPU recommends organizer touch base with Inman Middle, because it is the last week of school and there might be events they have planned. Idea provided to partner with Uber/Lyft, encourage attendees to use public transport, bike valet.</p> <p>NPU Action: Motion to support, carries on a voice vote.</p>
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Board of Zoning Adjustment (BZA)
(Vote Required)

V-17-027 596 East Morningside Dr NE

Applicant seeks a variance from the Zoning regulation to reduce the required rear yard setback from 15 feet to 10 feet. Also, applicant seeks a Special Exception to allow: (1) active recreation in a yard adjacent to a street (pool); (2) to allow a parking turn around in the required front yard setback; (3) and to exceed the maximum width of a driveway in the required front yard setback from 20 feet to 40 feet.

MLPA Report: The motion to approve conditioned upon the site plan and the applicant agreeing to add evergreen plantings along the west and south sides of the parking pad. Motion passed 11-0-0

NPU Action: Motion to approve conditioned on the site plan dated 2-07-17 and the applicant agreeing to add evergreen plantings along the west and south sides of the parking pad carries on a voice vote 25-0-0.

NPU-F Zoning Committee to meet on Monday, March 27, 7pm at Rock Springs Presbyterian Church Fellowship Hall. Agenda: Z-16-079 1824 Piedmont Ave NE. Informational meeting next Monday 3/27 at the Church. After that, the review process is as follows: review by the Piedmont Heights board, MLPA Board, then back to the NPU. Preliminarily the church has agreed to rezone, designate the church as a landmark, landmark district zone for balance of church, historic preservation on church sanctuary.

Text Amendment
(Vote Required)

Z-17-009

An Ordinance by Councilmember Kwanza Hall to amend 1982 Zoning Ordinance of the City of Atlanta Code of Ordinance to allow Accessory Dwelling Units as an allowed use in the R-5 District and to reduce parking requirements for Micro-Housing; and for other purpose.
ZRB Hearing - City Hall Council Chambers – April 13,2017

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Comments:

1. Only two R-5 areas in NPU-F. 7500 sq. ft. lot requirement for R-5.
2. Great idea, reuses existing infrastructure, offers more options
3. This would not rezone anything
4. How much do the micro-houses cost: \$10,000 - \$60,000. Allows someone who has R-5 zoning to produce extra income.
5. Concern that a lot of R-4 would request R-5 zoning in coming years.
6. Should look at energy efficiency as part of house builds

APAB suggests that the legislation address:

7. Maintain the proposed minimum setbacks
8. Each application must receive UDC approval
9. Minimum and maximum size and height restrictions
10. Architecture and design must be compatible to any existing structures or neighboring structures
11. Proposed micro-structure shall not be on wheels
12. All proposed micro-structures must be ADA compliant
13. Micro-structure designs must be environmentally sustainable

Motion to support (without conditions) carries on a voice vote, 11 – 5 - 1

Z-16-011

An Ordinance by Zoning Committee to create chapter 16A I-Mix (Industrial Mixed Use) Zoning District.
ZRB Hearing - City Hall Council Chambers --May 11,2017

Comments: Discussion on where it would be? Why is this being done? What kind of area would be eligible to be rezoned to this? Doug will come back with more information next NPU meeting.

Motion to defer to next month's NPU Meeting carries on voice vote.

9. Old Business

None.

10. New Business

None.

11. Adjournment

The meeting adjourned at 9:20 pm