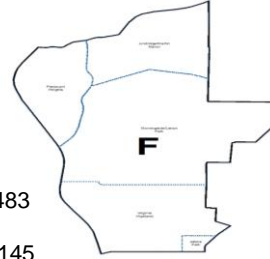


MEETING MINUTES NEIGHBORHOOD PLANNING UNIT - F

DATE: Monday, May 15, 2017
TIME: 7:00 P.M.
LOCATION: Hillside Facility
1301 Monroe Drive
Atlanta, GA 30306-3439



Contact Information:

Debbie Skopczyński, 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

MINUTES

1. Opening Remarks/Introductions

- The meeting was called to order at 7:02pm.
- Two additions to the agenda:
 - i. Presentation by Trees Atlanta – Dave Simpson (Education Program Coordinator)
 - ii. 17-O-1249: to approve the Public Safety Assessment recommended by the Chief Financial Officer for the purpose of providing sufficient revenue for the operation of 911
- Motion to approve additions to the agenda carries on voice vote.

2. Approval of Minutes

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

3. Announcements

4. Reports from City Departmental Representatives

- Atlanta Fire Department – Station 19 North Highland; Station 29 Monroe
Not Present
- Atlanta Police Dept. - Zone 6 - Major Peek Zone 2 – Major Shaw
Major Peek Zone 6 – No major changes in crime, bridge is now open and traffic flowing well. Crime is at the level it was at last year. Vehicle break-ins, slight uptick recently, clean car campaign, don't leave anything visible when you park your car, also the clean porch campaign, encourage you to send your package to your office or a neighbor. Now that it is warm, working on some quality of life issues, especially to remove some of the encampments to improve life for all residents.
Mike Butler Zone 2 – Just a reminder to be mindful of your surroundings, especially when you arrive at service stations, lock your car when you pump your gas and check your car before you get back in to your car.
- MARTA police - Major Nelvette Easterling, Lt. Chapman, North Precinct
Sgt D. Wade – I-85 Bridge open now, MARTA prepared for a large increase in ridership, increased police presence during bridge closure covered all trains going north and south, which resulted in a decrease in crime. Over the last week there was no violent act against a person or theft. There was a fire during rush-hour in the North Ave station from 6:15 – 9:45pm, the third rail caught fire, caused train to not be able to

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move, police officer was able to help everyone off the train safely, only 8 injuries from smoke inhalation and one trip and fall injury. System running normally now, fire cause is not yet known. Protect your possessions, when you ride trains and buses. If you lose an item, contact MARTA lost and found 404-848-3208, located at 5 Points Station, near Forsyth StreetSide. If you lose property over \$25 value, it can be picked up M-F from 1-3pm, contact 404-848-3618 for more details. For additional MARTA details call, 404-848-4800.

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

Over the last month, there were 7 property maintenance calls, one was highly hazardous and rest were routine maintenance calls. 2121 Faulkner, homeless encampment cleaned and homeless have been relocated. Working with the owner to put a gate up at the front of the property.

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

Brendan Dougherty: This Friday is the court date for Jeline Hamlet, accused of committing 13 burglaries throughout Zone 2. Danielle Simpson will send out details via Courtwatch email. We continue to focus on repeat offenders in Zone 2 and Zone 6.

- Office of the Solicitor's - Andrew Hughes, Solicitor
Not present

- Watershed Management – Carla T. Smith ctsmith@atlantaga.gov 404-546-0041

No updates, if you have issues or concerns in your community, please submit a form to Watershed Management.

Comments: Thank you, we had a stop sign down and Public Works had it back up the next day.

- Public Works

5. Comments from Elected Officials

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

- Councilmember District 6 - Alex Wan

Morningside, Lenox, - Encourage you to support your favorite retailers and restaurants in the area, with a kick-off celebration Wednesday at Antiques and Beyond. We are in the middle of finalizing the budget, which will be approved on June 19th. If you have opinions about budget, let Alex know. E-911 fund, continually running a deficit, paper passed in council today to increase solids waste tax from \$24 to \$26, Alex voted against it, because it came out last minute and NPU was not able to weigh in. Increase covers deficit and capital improvements needed to maintain the facility. You will receive notices in June about your property assessment for the year from Fulton County, double digit jumps this year anticipated in your property value. Alex will provide information about how you can file an appeal.

Comment: There was a lot of foliage removed around the I-85 Bridge, so is the city looking at replacing that foliage? Clearcutting off Peachtree Hills Avenue, there was a development going up there, to connect the sewer the city provided an easement, the councilmember there negotiated for investment in the park as the best solution there. A moratorium has been put in place for 150 days, which proposes a ban on new self-storage facilities near the Beltline, Alex will investigate the status of this, encourages attendees to reach out to your councilmember directly.

- 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

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Jim Elgar – West Manor park free jazz Concert, hosted by Council president and Council member Dickens. In the middle of budget, need to hear from everyone on your priorities. Every department comes before the council with their budget requests, budget is amended the day it is passed, and there are usually 20-30 amendments on that day. The most effective group is Park Pride, they are organized and specific and unified in their requests and approach for budget. Everyone is encouraged to communicate early. You can reach out to Council Member Alex Wan, Council President and members at large with your ideas, you can also e-mail the committee. The Executive branch submits the budget and Council reviews the budget.

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

Not present

- Atlanta School Board – Matt Westmoreland

Not present

6. Presentation(s)

- Fulton County Court Appointed Special Advocates (CASA)

Omar Nelson – As part of CASA's goal, I am here to recruit and retain community volunteers to advocate on behalf of children who have been taken from their homes and placed in foster care. In Fulton County each case worker, has 60-70 cases. State has mandated that on every case, there is adult advocate to represent the child to help recommend the right services for them and find the best place for them to live. Currently, there are 650 children going through proceedings and there are only 175 volunteers. CASA volunteers are unpaid, the county has 5 paid adult advocates. The numbers of reported abuse have gone up in recent years with new ways for people to report, this is good because we can help more of our children, but we need more adult volunteer advocates to help these children.

- Trees Atlanta

Dave Simpson – I am here on behalf of Trees Atlanta to help raise awareness about trees. 48% of the city of Atlanta is covered by trees, this is the highest tree coverage of any metropolitan city in the country. NPU-F is 46% covered by trees, Morningside is the largest neighborhood and has the highest tree coverage at 54%, Lindridge-Martin Manor has 46% tree coverage, and Piedmont Heights has 42% tree coverage. You can find a coverage map online, you can zoom in to your block and see how your block is doing. The city has a goal of no net canopy loss. Trees Atlanta, has planted over 119,000 trees, needs everyone in the communities to help support and maximize the benefits. Sign your canopy pledge at treesatlanta.org/pledge. City Council just approved the purchase of forested land for conservation. Christina Gibson, Canopy Coordinator for Trees Atlanta, can answer any questions you have.

Upcoming Events: On July 13, at Carter Center there will be a Mayoral panel to ask candidates about their tree protection stance. Canopy Conference on July 22, focus on advocacy and strong tree protection ordinance.

Comments: Frustration with parks dept., need to be held accountable for their behavior. Incentivize renovation, versus knocking the house down, to save trees. Take recompense fund, allow some money to go back to home owners when they have to remove trees. No provisions for water runoff in our tree protection ordinance.

7. Planner's Report – Doug Young

No report

8. Committee Reports

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- Lindridge-Martin Manor Neighborhood Association – Kevin McBride, President; Rich Sussman, NPU Rep
No report
- Morningside-Lenox Park Association – Sally Bayless President; TBD, Neighborhood Rep; John Ayers, Zoning
Reminder about the Celebration of Summer at Sydney Marcus Park.
- Piedmont Heights Civic Association – Gary Dresser, President; Jean Johnson and Tim Berube, Neighborhood Reps
No Report
- Virginia-Highland Civic Association (VHCA) –Jenifer Keenan, President; Barry Loudis and Eleanor Barrineau, Representatives; Jack White, Zoning
Summerfest coming up. Neighborhood cleanup 8-12pm this Saturday, meet at American Roadhouse.
- Virginia-Highland Business Association (VHBA) –Lynn DeWitt and Kristi Warren Evans, Reps.
Not present
- Edmund Park - Tony Gonzales, Neighborhood Reps; Sally Montgomery, Zoning
Not present
- Public Safety Committee – Jim Hardy
Not present
- Parks, Trees & Environment Committee – Jack White and Rich Sussman
Moving forward with plans for Armand Park, applied for \$100k grant to fund the project.
- Education Committee - Abby Martin
- Chair Report:
 - a. The May APAB meeting will be held on May 20th.
 - b. As announced last month, Gerry Neumark is accepting an appointment to the City of Atlanta Ethics Board, representing APAB. Once the appointment is official, he will need to resign as Vice Chair of the NPU. Thank you to Gerry for his contributions to NPU-F.
 - c. 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. A selection will be made once the position is officially vacant.
 - d. Congratulations to Stephanie Coffin who was awarded a Community Design Award for her mosaics at the Intown Hardware in Virginia-Highland. Stephanie received a plaque from the Urban Design Commission at a ceremony last week. NPUs from around the city selected Community Design Awards winners by ballot at their meetings earlier this year.
 - e. At the same ceremony, Amour Yards was one of 13 projects that received an Award of Excellence for adaptive use. Congratulations to Hank Farmer and his team for their outstanding work in NPU-F.
 - f. A letter supporting a Lindridge-Martin Manner Small Change grant application for Armand Park was sent to Park Pride.
 - g. Morningside and Piedmont Heights neighborhoods reviewed a beltline overlay application BL-17-017 for the property at 1878 Piedmont Rd NE (old bank/Anchor Bar location) which is going to be converted to a new restaurant and had the following comments:
 - Exiting onto Piedmont from the site will be extremely difficult and dangerous. The entrance from Piedmont Rd. shall be a one way entrance only (just as Killer Burger has

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- done).
- The sidewalks along Piedmont Circle should be rebuilt or repaired.
- Any future signage should not block the visibility of the motorists turning from Piedmont Cr. onto Piedmont Rd.
- Any exterior lighting should reduce glare and light spillage as much as possible.
- Rock Springs will hold a final public hearing this week.

9. Matters for Voting

Consent Agenda Special Events Applications

Application	Date/Location	Class/# Participants	Recommendation
Joining Hearts 30	Piedmont Park Greystone & Aquatic Center July 15, 2017	Class E 1,000 participants	Support
Sisters By Choice Pink Ribbon Walk	Piedmont Park July 15, 2017	Class D 2,500 participants	Support

Board of Zoning Adjustment Applications

Application	Address	Request	Neighborhood Recommendation
V-17-101	1230 University Dr. NE	Applicant seeks a variance from the zoning regulation to reduce the required east side yard setback from 7 feet to 5 feet 4 inches in order to construct an addition to an existing single family dwelling. Applicant seeks no other variance at this time.	MLPA: Recommend approval
V-17-110	965 Adair Ave NE	Applicant seeks a variance from the zoning regulation to reduce the east required side yard setback from 7 feet to 4 feet 4 inches.	VHCA: Recommend approval
V-17-113	934 Amsterdam Ave NE	Applicant seeks a variance from the zoning regulation: (1) to reduce the required front yard setback from 35 feet to 20 feet 4 inches, (2) to reduce the required east side yard setback from 7 feet to 3 feet 8 inches, and (3) to reduce the required half depth front yard from 17 feet 5 inches to 6 inches to construct an addition to a single-family structure. Applicant seeks no other variances.	MLPA: Recommend approval
V-17-115	1448 North Morningside Dr. NE	Applicant seeks a variance from the zoning regulation to reduce the required north side yard setback from 7 feet to 3 feet 4 inches to construct a 2 nd story addition. Applicant seeks no other variances at this time.	MLPA: Recommend approval
V-17-119	2283 Pembroke Pl. NE	Applicant seeks a variance from the zoning regulation: (1) to reduce the required southern side yard setback from 7 feet 1.5 feet, and (2) to reduce the required northern side yard setback from 7 feet to 5.5 feet for an addition to a single-family dwelling.	LMM: Recommend Approval

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

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Special Events (Vote Required)		
Attack Of The Killer Tomatoes Festival Paul Smith	Park Tavern July 16, 2017 Gated Event/ 1,500 participants	<p>Comments: Small part of event will take place outside of Park Tavern, 12pm – 5pm. Cooking and tasting festival. 4 bands all inside Park Tavern, encourage attendees to use ride share, APD J. Johnson and private security. Police will be present, there will be no lane closures. NPU Action: Motion to support carries on voice vote. 1 opposed.</p>
Pure Heat Community Festival Avian Watson	Piedmont Park September 3, 2017 Class C/19,000 participants	<p>Comments: NPU Action: Defer</p>
Atlanta Moon Ride Joel Darby	Piedmont Park & Various Streets June 9, 2017 Class D & Assembly/5,029 Participants	<p>Comments: 5th year, all proceeds go to Bert's Big Adventure, to send terminally ill children to Disneyland. 2 events 7-11am is the festival, band, food vendors, beverage, and 11am is the ride. Participants will be prohibited from riding if they have had too many drinks. The route leaves Charles Allen Gate. Todd Harris security, medical service. Notify neighbors about event via mailings and flier. NPU Action: Motion to support carries on voice vote. 1 opposed.</p>
Festival Peachtree Latino 2017 Ray Ortega	Piedmont Park August 27, 2017 Class C/15,000 Participants	<p>Comments: 17th year of the multicultural event, focus on entertainment and education. Program includes activities for children. 25 booths and food. NPU Action: Motion to support carries on voice vote. 1 opposed.</p>
Atlanta Autoimmune Walk 2017 Deb Patrick	Piedmont Park September 23, 2017 Class E/200 Participants	<p>Comments: NPU Action: Defer (applicant did not attend)</p>

Board of Zoning Adjustment

V-17-45 1227 North Highland

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 Report: Based upon applicant agreeing to defer until June if he comes to the NPU meeting on 5/15/17 as they came to MLPA Zoning but did not attend the MLPA Board meeting on 5/8/17. If applicant comes to the NPU meeting and does not wish to defer then the MLPA Board's motion is to deny without prejudice, was voted 11-0-0.

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Comments:

No discussion. The applicant did not attend the NPU meeting.

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

V-17-105 711 Elkmont Dr. NE

Applicant seeks a variance from the zoning regulation to reduce the required east side yard setback from 7 feet to 3 feet in order to construct an accessory structure (two-story garage). Applicant seeks no other variances at this time.

VHCA Report: Applicant and homeowner Preston Tauscher seeks a reduction in the east side yard setback from 7' to 3' to construct an accessory building (a two-car garage) and to enclose a small addition to the southeast corner of his home. The existing garage will be demolished and replaced with a new and wider structure. Like its predecessor, the new garage will sit adjacent to a similar (higher but narrower) garage on the adjacent structure at 715 Elkmont. The new garage will be 3' off the property line between the two garages.

Both garages share a common driveway on a steep hillside at the rear of the residences; the hill continues to climb behind the accessory buildings. Two DDH trees will be removed on that hillside, which is dominated by ivy. The calculated height of the garage structure is less than 20'. The applicant will remove the part existing approach area at the top of driveway that is on his property and replace it with a pervious system capable of absorbing sufficient flow to meet the city's storm water ordinance standards. After compensation per the addition of the absorbent paver technology, the percentage of pervious surfaces (as calculated under the CoA Storm water Ordinance) will be less than the original amount. The appropriate neighbors have been notified. Both the Planning Committee and the VHCA BoD unanimously recommend approval.

Comments: Right now use second story for storage, they will build shell for bathroom and sink. Current hardscape is 53%, reduce to permeable 50%.

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

V-17-111 953 Virginia Cir. NE

Applicant seeks a variance from the zoning regulation: (1) to reduce the required half-depth front yard setback from 17.5 feet to 3 feet, (2) to reduce the required west side yard setback from 7 feet to 3 feet, and (3) to increase the max percentage of rear yard coverage for accessory structures from 25% to 27.5% in order to erect a two-story accessory structure (garage) to an existing single family dwelling.

VHCA Report: Applicant Pam Bullock on behalf of owners David and Jennifer Hardwick seeks (1) a reduction in the half-depth front yard setback from 17.5' to 3'; (2) a reduction in the west side yard setback from 7' to 3'; (3) to increase the maximum rear-yard coverage of an accessory structure from 25% to 27.5% to accommodate a new detached accessory structure (a two-story, two-car garage) at the back half of this address. The lot is wedge-shaped, narrowing at the back. The proposed site plan will increase lot coverage to 49.3%. No tree or storm water issues were observed. A site visit on April 28, 2017, indicated minimal tree impacts but given the size of the structure and placement in the oddly-shaped lot, there were storm water concerns. Applicant and architect Pam Bullock hopes to address these concerns in concert with pre-existing structures on adjoining neighbors' property. Concern was also paid to the entry and exit of automobiles from the new garage. There is an existing curb cut for a structure that was previously erected (no longer standing), but it will not be used. Also noted is the No Parking restriction on the west side of Todd Road. This restriction should make entry and exit from the new structure safer.

The appropriate neighbors and condo board president (property south of applicant address) have been notified.

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The Planning Committee and VHCA BoD recommend approval.

Comments: Story and a half, will be used for a playroom for kids, there is a bathroom.

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

V-17-117 602 Yorkshire Rd. NE

Applicant seeks a variance from the zoning regulation: (1) to reduce the required rear yard setback from 15 feet to 13 feet to add roof over patio, and (2) reduce the required side yard setback from 7 feet to 1 foot to erect a carport. Applicant also seeks a special exception: (1) to erect a 4-foot wall (privacy wall) in the required half depth front yard whereas only a 4-foot-high fence (50% open visibility) is allowed, and (2) to erect a 4-foot-high retaining wall in the required half depth front yard whereas only a 3-foot-high retaining wall is allowed.

MLPA Report: Motion to approve 11-0-0

Comments: There is an existing garage, it is staying. The retaining wall will be 7ft, this will be tiered. There will be a perennial garden in between the gardens.

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

V-17-118 2059 Manchester St. NE

Applicant seeks a variance from zoning regulations: (1) to reduce the north side yard setback from 15 feet (required) to 7.5 feet, and (2) to reduce the rear yard setback from 20 feet (required) to 6 feet to allow for the construction of a new multi-family development. Applicant seeks no other variances at this time.

MLPA Report: Motion to approve 11-0-0

Comments: This is a rezoning application from a few months ago, no changes made since then.

NPU-F Action: Motion to recommend approval carries on voice vote. 15-1-0.

Zoning Review Board

Z-16-011

An Ordinance by Zoning Committee to create chapter 16A I-Mix (Industrial Mixed Use) Zoning District.

Comments:

NPU-F did not vote during the April NPU meeting, due to lack of information.

What is the usage mix required? Maximum industrial would only be 40%. Need to clarify, total maximum industrial usage that is acceptable. Anything along the Bellline could be a part of this. Doug will take back the comments. NPU will not vote on this in May.

CD/HR Committee Land Use Amendment (Vote Required)		
Z-17-25 An ordinance by Councilmember Alex Wan to zone property located at 1198 Mclynn Avenue to the R-4 (Single Family Residential) Zoning District.	City Hall Council Chambers	June 1 or 8, 2017

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17-O-1187/ CDP-17-15 An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan so as to designate property located at 1198 McLynn Ave to the Single Family Residential land use designation and for other purposes (Z-17-25)	1198 McLynn Ave	June 12, 2017 6:00pm
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Comments:

NPU- F Action: Motion to recommend support of Z-17-25 to rezone 1198 McLynn Avenue to R-4 and CDP-17-15 to the single family residential land use designation carries on voice vote.

Text Amendment

(Vote Required)

Case	Address	Public Hearing
Z-17-18 An Ordinance by Councilmember Howard Shook to amend Zoning Ordinance section 16-28.006 (2) To change the definition and manner of calculating a conforming lot; and for other purposes.	City Hall Council Chambers	June 8, 2017

Comments: Conforming lot meets requirements of zoning, underground utility easements currently don't count towards the size of your lot. Now changes the overall calculation of your lot.

NPU- F Action: Motion to recommend support of Z-17-18 carries on voice vote.

Subdivision Application

(Review and Comment only)

Ordinance	Location	Subdivision Review Committee Meeting Date
SD-17-006 Subdivision of one lot into 3 lots	1785 Noble Drive	May 10, 2017

Comments:

There was a single family home on the property, now there are 3 houses proposed there. This is an application for a subdivision, not an application to build. Neighbors say there is frequent flooding at this part of the street and are concerned with water run-off from the property. There is sensitivity to homes and yards on the flood plain surrounding this subdivision. Builders past homes have met requirements and been mindful of the environment. Will you dig basements for these homes? Uncertain, as no architectural designs have been done yet. Can you commit to neighbors that you will consult them before building? I will gladly meet with any neighbor at any time. All plans will be on file with the city and subject to city review process. Recommend builder reviews plans with MLPA prior to finalizing them.

NPU- F Action: For review and comment only.

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Legislation (No Vote Required)		
Case	Address	Public Hearing
17O-1215 An Ordinance by Finance/Executive Committee amending the City of Atlanta code of ordinance section 2-1548- Rentals of City –owned real property by adding an additional section (C) for the purpose of establishing fees for the rental of the City – owned gallery located at 72 Marietta Street; and for other purposes.	City Hall Council Chambers	May 24, 2017 Information only
17-O-1216 An Ordinance by Finance/Executive Committee amending chapter 110, Article, section 110-3 fee schedule of the City of Atlanta code of ordinance to increase certain fees related to amenities and programs offered at the Chastain Arts Center and gallery by the office of cultural affairs; and to direct that the revenue from the fees be deposited into the accounts set forth herein; and for other purposes.	City Hall Council Chambers	May 24, 2017 Information only
17-O-1249 An Ordinance by Michael Julian Bond to approve the Public Safety Assessment recommended by the Chief Financial Officer in accordance with Section 1-102 (C) (62) of the City of Atlanta Chapter, to be enforced in the manner as authorized for the enforcement of the collection and payment of taxes, fees, or assessments, for the purpose of providing sufficient revenue for operation of the City's 9-1-1 communications.	City Hall Council Chambers	June 14, 2017 Information only

9. Old Business

None

10. New Business

None

11. Adjournment

The meeting adjourned at 9:10 pm.