

WHEN: Monday, November 16, 2009

TIME: 7:00 P.M.

**WHERE: Hillside Facility
1301 Monroe Dr, N.E.**

SPONSORS: NPU-F and the Bureau of Planning

FOR FURTHER INFORMATION CONTACT:

Dianne Olansky, Chairperson (404) 885-9846

Jane Rawlings, Vice Chairperson (404) 315-8408

Jenifer Keenan, Secretary (404) 881-4398

Charletta Wilson Jacks, Director (404) 330-6145

Wendy Scruggs-Murray NPU/Citizen Participation Coordinator (404) 330-6899

Doug Young, Planner (404) 330-6702

AGENDA

1. Welcome and introduction of guests

Dianne Olansky was nominated for APAB award by NPU-F. Celebration of Dianne's service at Nakato at 12/3 at 7:00.

2. Announcements

3. Reports by City Representatives (Fire, Police, Council Members, etc.)

- Atlanta Fire Department – Station 19 North Highland Station 29

- Zone 6 Police –Major Propes, Sgt Gorley

Report by Sgt Jo:

24K Club: 40+ arrests. Investigation is ongoing. APD is picking up suspects from warrants.

2043 Cheshire Bridge: Big Halloween Party. Large fine for organizers.

New stop signs. Monitored for 30 days. Will be enforced after 30 day grace period. SOS motors and APD will monitor the signs. Suggestion: Put a blinking light at new sign for a week to increase awareness of the light.

- Department of Parks, Recreation, and Cultural Affairs -- Dianne Harnell Cohen-Commissioner, Ken Gillette Director, Salima Rashied PPC, PPC CEO Yvette Bowden

Report by Ken Gillette:

Sept 2009 flood maintenance stage flooded. 25 vehicles were lost and 80 pieces of equipment. Over \$1 million dollars worth of equipment was lost. Should be able to get FEMA and GEMA money for replacement of equipment. Parks has been given \$500,000 + \$175,000 from Anne Fauver's funds to begin replacement process.

Substation for Lenox Road trail head has been purchased. A bridge connecting the trails will be constructed next year.

- Department of Watershed Management – Diane Badger

**November 2009
Speaking Points**

Be a FOG Fighter

FOG (Fats, Oils and Grease) are terrible for your home's plumbing and for the City's sewer pipes. With the holiday season upon us, people will be doing more cooking at home. Here are some tips for fighting FOG:

- Don't pour oils, grease, dairy products or chocolate down the drain.
- Wipe greasy pots, pans, dishes and utensils with a paper towel before washing.
- Throw food scraps in the garbage can.
- Compost vegetable scraps – don't use a garbage disposal.
- Collect leftover grease and oil in containers lined with aluminum foil and put them in the freezer. When the grease is frozen, dump the foil containing the grease into the garbage can. Never pour hot grease – wait until it cools to place it in another container.

For more information, call 404-546-1400 or visit www.atlantawatershed.org and click on Watershed Protection.

Keep Leaves Out of the Storm Drains

Please remember to put raked leaves in paper bags rather than plastic bags. The City's Public Works Department will pick up bagged leaves along with regular garbage. Don't rake leaves into storm drains, where they can contribute to flooding and sewer back-ups.

- Atlanta City Council – Anne Fauver, District 6
 - H. Lamar Willis assistant Will Sellars
 - Mary Norwood

Clair Muller: Chairs the transportation committee. Subarea 7 had been held for several weeks. Chair of transportation committee.

Cesar Mitchell: BeltLine has new leadership in Brian Learhy. Working to make sure leadership of NPU has interaction with new leadership of BeltLine.

4. Planner's Report

No Report

5. Committee Reports

- Lindridge-Martin Manor Neighborhood Association – Jane Rawlings, President, Richard Sussman, Representative – Marty Reynolds , Representative –

Election of new officers: President Jane Rawlings
 Vice President Bill LaDuca
 Secretary Open
 Treasurer Linda King

- Morningside-Lenox Park Association –Leslie Bryan, President, Charlie Nalbone, neighborhood rep

No report

- Piedmont Heights Civic Association – Chris Bertelson, President – Jean Johnson, Marty Kleinman, Representatives

No report

- Virginia-Highland Business Association (VHBA) –Warren Bruno, President, Lynn DeWitt and David Burleson reps

No report

- Virginia-Highland Civic Association (VHCA) –Pamela Papner, President, Rob Glancy, Representative.

No report

- Traffic and Transportation Committee – Jane Rawlings

No report

- Public Safety Committee – John Wolfinger

No report

- Parks and Recreation Committee – Rob Glancy, Rich Sussman

No report

- Trees Committee – Charlotte Gillis

No report

- Environment Committee – Jack White

No report

- APAB - Cary Aiken, Gerry Neumark Alt.

No report

6. Election of 2010 Officers

Chair Jane Rawlings
Vice Chair Gerry Neumark
Secretary Jenifer Keenan
Zoning, Lead Chair Charlie Nalbone
Zoning, Co-Chair Winnie Currie
License and Permits Dianne Olansky
Trees Charlotte Gillis
Transportation Sybil Smith
Parks Rob Glancy/ Rich Sussman
Safety John Wolfinger
Jack White Environment
Cary Aiken/Gerry Neumark APAB

7. Old Business

8. **New Business**

9. **Presentation(s)**

10. **Liquor License Review**

	Type of Business	Name of Business	Address	Request
Vince Locke	Restaurant	Ixtlan	2160 Monroe Drive	Change of Ownership
Nabil Saleh	Restaurant	Taverna Plaka	2196 Cheshire Bridge Rd.	Change of Agent

Ixtlan: High end restaurant at former Eros location. Will not have same noise problems as Eros. Grand Opening next Tuesday. Hours 5 -10 restaurant and 10 – 2 lounge hours Fri – Sun. Parking by valet company. Required to have 48 spaces by the City; have 100. 100 on site and 55 across the street. Piedmont Heights voted to support the application.

Motion to APPROVE carries on voice vote unanimously.

Taverna Plaka: Change of ownership/change of agent. Valet parking only on weekends.

Motion to APPROVE carries on voice vote unanimously.

11. **Zoning Matters:**

Atlanta Greenspace Plan (NPU Vote Required)

Comment: Priorities are based on 11 goals contained in the surveys completed by the public. List will be presented to City for vote but exact format is unclear.

Q: How will property be acquired? A: City has had funding for greenspace acquisition. Funding will expire in near future.

Motion to APPROVE plan carries on voice vote by majority.

Public Hearing November 30, 2009 6:00 P.M.

CDP-09-32 AN ORDINANCE TO AMEND THE CITY OF ATLANTA 2008 COMPREHENSIVE DEVELOPMENT PLAN (CDP) SO AS TO INCORPORATE THE BELTLINE MASTER PLAN:SUBAREA 6(MONROE-PIEDMONT); TO ADOPT THE PLAN; AND FOR OTHER PURPOSES.

ABI Presentation:

- Hiking trail project has been started. In the process of removing invasive plants and putting in hiking trail. Will be available in the next few months in this area. From Piedmont Park to Glenwood Park.
- First park is under construction behind City Hall East. Will be done around Jan 2012. Will have a splash pad and skate park.
- Transit is a 10 year plan. In about 2 ½ year of the 10 year plan. EIS is going on as part of federal funding process.
- 2005 City Council adopted the Redevelopment Plan. City Council asked ABI to get more community input. BeltLine broken into 10 subareas. This is Subarea 6. Mostly focused on 4 strip malls in this area. Began master plan in 2007. Have been working for 2 years. 14 community meetings. Have worked through many issues. Many still concerned about a few remaining issues. Have developed a plan that balances City needs with neighborhood needs. Protect single family areas

with transitioning down. Focus on reconnecting neighborhoods. Transit supportive redevelopment plans. Puts growth near transit and parks. Have done extensive traffic analysis. Recommend narrowing Monroe to 3 lanes. Other intersection improvements. Own 22 acres of right of way. Recommending 20 acres become part of greenspace. Plans to restore Clear Creek.

Opposition by NPU-F Board

- There are several areas of concern in the Plan but the focus of the opposition is the plans for 10th & Monroe.
- The proposal to change the landuse designation of land that is currently zoned R-4/single family is contrary to the BeltLine plan and the NPU's long standing policy of opposing rezoning of single family land. An investor has bought many of the single family homes surrounding the R-4 land that the Beltline wants to change from single family to medium density multifamily. Once the landuse is changed for this R-4 parcel, it will open the door to allowing this investor to re-zone his R-4 land and tear down the single family homes and build condos.
- The 8 stories proposed at 10th & Monroe is contrary to the Redevelopment Plan. The Redevelopment Plan was required by Georgia law and adopted by City Council in creating the BeltLine Tad. Furthermore, the Redevelopment Plan was the result of significant public input and was used to gain neighborhood support for the TAD. The Redevelopment Plan calls for 10th & Monroe to be open space. Furthermore, the development guidelines in the Redevelopment Plan state "Buildings should not exceed **52 feet in height** within **150 feet of single-family neighborhoods**, and should step down in height corresponding to a 45-degree plane extending from 15 feet above the adjacent property line . . ." Thus, the proposed 8 story building at 10th & Monroe violates the specific provision in the Redevelopment Plan that this area remain open space and the general development guidelines of the Plan that say development within 150 feet of single family homes (such as land at 10th & Monroe) should have a maximum height of 5 stories. _

Comment; Reducing Monroe to 3 lanes doesn't make sense. Can't have increased density and narrowing of Monroe without immediate transportation.

Comment: When did R-4 triangle lot get added into the plan?

Q: Does the vote impact the entire plan or can we vote on certain aspects of this plan? Response: Board feels that we need to vote on the plan in its entirety.

Q: What happens if we vote against this? Subcommittee of City Council votes on this next. Need to talk to people on committee. Vote then goes to City Council.

Piedmont Heights: Voted to approve subject to the following conditions.

1) Within the Subarea 6 planning area, no currently zoned single-family parcels can be reclassified for any land use other than single-family or open space.

2) All parcels acquired by ABI within Subarea 6 with public funds and/or publicly backed financing shall not be sold, leased or conveyed for use by a non-Governmental entity.

Virginia Highland: Unanimous vote 8 – 0 to oppose the plan.

Jim Kegley: Owner of the R4 land that is subject to proposed landuse change in the plan and properties and commercial property surrounding this land. Dog groomer sits on R-4 land being used for commercial purposes. Historic opportunity to transform the neighborhood. A lot of crime in this area. Allow for 2 acres of redevelopment.

Comment: If 4 stories are the crown jewel, there are crown jewels all over Atlanta.

Comment: Current edge of the park is a line of trees. No plan to take these down is appropriate. Properties are historic properties. Anything degrading the park and the tree line should be taken into consideration. Timing of this is unfortunate. Scheduled to go to Council during this lame duck session. Hearing would be 11/30 and full council on 12/7. Not inappropriate to ask CDHR to hold this in committee.

Q: Is the transportation change part of the plan? Response: No. Not part of the current plan.

Comment: The proposed landuse changes are too vague. Whenever land use changes are proposed that will result in "up zoning," significant details are provided to ensure the eventual rezoning does result in overdevelopment. This plan does not have any detail. It will open the door to allowing development that is far greater than what is proposed in the Subarea 6 Master Plan.

MOTION: NPU-F supports the original vision of the Beltline expressed in the Redevelopment Plan. Unfortunately, this current plan deviates from that vision and in particular, threatens the single family neighborhoods that make up NPU-F by proposing landuse changes to R4/ single family land to medium density mixed use. Thus the motion is that NPU-F recommend **DENIAL of CDP-09-32 and CDP-09-33**. Vote by show of hands: 99 in favor, 7 against, 4 abstentions.

CDP-09-33 AN ORDINANCE TO AMEND THE LAND USE ELEMENT OF THE CITY OF ATLANTA'S 2008 COMPREHENSIVE DEVELOPMENT PLAN (CDP) SO AS TO REDESIGNATE PROPERTIES LOCATED IN THE ATLANTA BELTLINE SUBAREA 6 – NORTHEAST/PIEDMONT/MONROE FROM VARIOUS LAND USE DESIGNATIONS TO VARIOUS LAND USE DESIGNATIONS; AND FOR OTHER PURPOSES.

See motion above.

Board of Zoning Adjustment **December 3, 2009** **12:00 P.M.**
V-09-071 **674 & 680 Drewry Street**

(Deferred at July/August/September/October meeting.)

Applicant, William Stephenson, seeks a variance from zoning regulation to reduce the transitional east side yard setback from 20 ft. (required) to 3 ft. to erect a new multi-family building. Applicant also seeks a special exception from zoning regulations to increase the maximum on-site parking requirement from 14 spaces to 30 spaces, where otherwise prohibited.

Applicant seeks a variance from zoning regulations to reduce the transitional east side yard setback from 20ft. (required) to 15ft. (credit for 1/2 the width of the alley, and reduce the rear yard setback fro 15ft. (required) to 10ft.-10inches to erect a new multi-family building. Applicant also seeks a special exception from zoning regulations to increase the maximum on-site parking requirement from 12 spaces to 22 spaces, where otherwise it is prohibited. Applicant seeks no other variances at this time.

Planning Committee recommends approval (3 - Y; 0 - N; 1 - A), with the following conditions:

- 1. Garage doors to vary in color, trim and/or design.*
- 2. Storm water flow off of garage aprons will be retained or reduced from Drewry Street by a combination of drive drainage to underground retention structure and rain barrels (minimum 1 60 gal. barrel per two units).*
- 3. Lighting on the eastern side of the development shall minimize glare onto adjacent single family residences by the use of Kichler 9234WH (Dark Skies compliant) or substantially similar lighting fixture.*
- 4. Developer will provide maximum expenditure of \$1,200.00 per property to the owners the adjacent houses (848, 852, 856 and 862 Ponce de Leon Place) for mitigation of impact of this project to their properties.*
- 5. Prior to the issuance of a demolition permit, the developer shall provide to VHCA and adjacent neighbors the name and telephone number of the person(s), available 24 hours, to be contacted in the event of questions or problems during construction.*

Board Outcome

Motion to approve V-09-071 with conditions: 3 - Y, 3 - N, 1 - A

Variance request forwarded to NPU-F without recommendation.

Comment: How does 5 feet make a difference for development that's 100 feet away from the houses? A: Why can't they reduce their development by 5 feet.

NPU Action: Motion to Approve with conditions 1 – 5 listed above: 36 in favor; opposed 17; abstain 8.

12. Ordinances, Resolutions and Text Amendments:

Public Hearing

December 2, 2009

1:00 P.M.

09-O-0803 A Substitute Ordinance amending the Atlanta Code of Ordinances Chapter 46, entitled Civic and Cultural Affairs, by adding a new article IV that shall be entitled Entertainment Filming Fees; and amending Code Section 110-60 to allow entertainment filming in parks between 11:00 p.m. and 6:00 a.m. under certain circumstances; and for other purposes. *(For Your Information-No Vote Required)*

13. Special Events and Outdoor Festivals

14. Adjournment