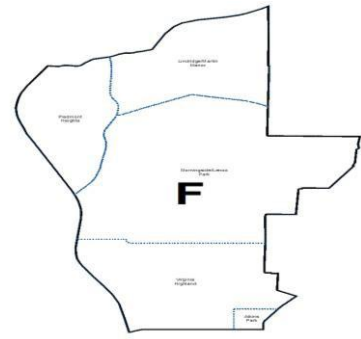


## NPU-F Minutes

**DATE:** October 16, 2017  
**TIME:** 7:00 P.M.  
**LOCATION:** Hillside Facility  
1301 Monroe Drive  
Atlanta, GA 30306-3439



### Contact Information:

Debbie Skopczynski, Chair

[chair@npufatlanta.org](mailto:chair@npufatlanta.org)

(404) 874-7483

### City Staff:

Charletta Wilson Jacks, Director

[cjacks@atlantaga.gov](mailto:cjacks@atlantaga.gov)

(404) 330-6145

Doug Young, Planner

[dyoung@atlantaga.gov](mailto:dyoung@atlantaga.gov)

(404) 330-6702

Tanya C. Mitchell, NPU Coordinator

[tcmitchell@atlantaga.gov](mailto:tcmitchell@atlantaga.gov)

(404) 330-6899

### 1. Opening Remarks/Introductions

- The meeting was called to order at 7:02pm.

### 2. Approval of Minutes

NPU-F Action: Motion to approve the September 2017 minutes carries on voice vote.

### 3. Announcements

#### **Alliance of Intown Neighborhoods Mayoral Forum**

Thursday, October 26, 7-9 pm

Samuel M. Inman Middle School, 774 Virginia Ave NE, Atlanta GA 30306

*The top 5 candidates (based on AJC polling) will answer questions that focus on issues important to intown neighborhoods. Forum will be moderated by veteran political reporter, Tom Baxter*

### 4. Reports from City Departmental Representatives

- Atlanta Fire Department – Station 19 North Highland; Station 29 Monroe  
Dwayne Johnson, Battalion Chief: October is national fire safety month, make sure you change your batteries in your smoke detectors semi-annually, also check if the smoke detector or carbon monoxide detector has expired. It is imperative to have exit plan for your home. Claudia Nash can provide smoke detectors to those who need, [CNash@atlantaga.gov](mailto:CNash@atlantaga.gov) or 404-546-7219. First fall festival will be held October 21<sup>st</sup> from 11am-3pm at Candler Park. Finalizing plan for Emory, fire department is prepared. [ACERT](#) (Atlanta Community Emergency Response Team), as of October 18, Valerie Jackson is head of citizen training, for more details contact 404-546-7000 or [acert@atlantaga.gov](mailto:acert@atlantaga.gov). for information about natural disaster preparedness visit [ready.gov](http://ready.gov). November 9, is the 8<sup>th</sup> annual breakfast with the bravest.
- Atlanta Police Dept. - Zone 6 - Major Peek Zone 2 – Major Shaw  
Captain Butler, Zone 2: There has been an increase in shoplifting recently, today APD caught a small crew of four responsible for several shoplifting incidents.  
Captain Neil Klotzer, Zone 6: Crimes are down 32%, 15 of the crimes were automobile break-ins. Clean car campaign continues to be important. Private cameras do come in very handy in car break-ins and bicycle thefts, make sure you mount your camera so it captures what you are trying to capture. Zone 6 will be picking up coverage for Emory annexation.
- Fulton County Community Prosecutor - Zone 2 - Brendan Dougherty; Zone 6 - Keith Lamar Jr; Court Watch Coordinator – Danielle Simpson  
Jalene Hamlet was indicted for 13 burglaries. Trial is calendared for December or early 2018. Danielle Simpson can add you to the Courtwatch e-mail list. Continuing to close down drug houses, report any

## NPU-F Minutes

related activity to Brendan Dougherty. Fulton County can take ownership of the home and turn it into a positive for the community. DA just added a gang coordinator, Ian Moore. He will be at the November

NPU-F meeting, report gang activity to Ian. Fulton Industrial Boulevard, community court and diversion program to help people with first time drug offenses, prostitution. DA still prosecuting under the same state law for marijuana offenses.

- MARTA police - Major Nelvette Easterling, Lt. Chapman, North Precinct  
Christopher Mosley, Sergeant North Precinct: This past weekend with Pride Festival and Falcons there was no major uptake in crime, there was only an increase in vending machine crime. September 29<sup>th</sup> had emergency preparedness training, 17 federal state and local agencies participated, The scenario was a mass shooter. In the event of an emergency when you are on the train and your life is not in danger, wait for instructions before exiting the train. Download See and Say App.
- Bureau of Housing and Code Compliance – Officer Edwards [sledwards@atlantaga.gov](mailto:sledwards@atlantaga.gov) cell 404-326-6573  
There is a confirmed court date for the vacant home on Armand. Bureau of Housing and Code Compliance is working to condense data they have been sending, just providing data for one month at a time.
- Office of the Solicitor's - Andrew Hughes, Solicitor  
Not present
- Watershed Management – Chaitanya Bhatt, Watershed Ambassador  
Tuesday, October 31, 5-9pm is the 2<sup>nd</sup> Annual Trick and treatment Tour. Senior Citizen Discount Program, eligible for 30% discount if you are 65 years or older.
- Public Works – Carla T. Smith [ctsmith@atlantaga.gov](mailto:ctsmith@atlantaga.gov) 404-546-0041

### 5. Comments from Elected Officials

- State House of Representatives - Rep. Pat Gardner/Rep. Park Cannon  
Park Cannon, District 58- Pre-arrest diversion program, started on Saturday, October 14. Instead of first time offenders becoming criminalized, the program provides resources to help them. You can help by providing items such as socks, wet wipes and non-perishable items to the office or contact the resource specialist directly, Tavana, 470-819-4853. AIDs Walk this Sunday, October 22' \$30 show up between 11am-2pm, registration at 10<sup>th</sup> & Monroe, District 58 neighbors you are welcome to join the team.

Chief of Staff for Andre Dickens present.

### 6. Presentation(s)

#### **GA Act/City for All - Emma Tinsley**

City for All Coalition, through Atlanta Neighborhood Development Commission is a broad-based coalition for the city of Atlanta, created by nonprofits to push for a city that has affordable housing for all. Housing insecurity impacts job security, educational attainment, so the goal is to educate and mobilize citizens to hold representatives accountable. Platform: Production of affordable housing, inclusionary zoning, preservation of existing units, and protection. For more information visit <https://www.cityforall.org/> or e-mail [info@cityforall.org](mailto:info@cityforall.org) to sign up or join the mailing list.

#### **City of Atlanta Department of Public Works, Adopt-a Spot – June Neumark**

## NPU-F Minutes

If an individual would like to participate, they select an area of the city to clean up (anyone over 12 years old is welcome). The city will provide you with the equipment and training needed to do the job. For more information and to apply, visit [Adopt A Spot Program](#). For an overflowing trash can or to request a trashcan, call 311.

### Public Works Solid Waste Management Plan Presentation

Fitz Bryan, Commissioners office. Jerry, CH2M consultant to develop solid waste management plan, which is updated every ten years. Total annual fees should decrease for 2018, will rise slightly in 2019. The vacant lot fee for commercial and residential property will increase to incent development. The written plan will be available at the end of December. The draft of the plan is being reviewed right now and is currently with council.

[COA DPW Solid Waste Fact Sheet 2017](#)

#### 7. Planner's Report – Doug Young

No report

#### 8. Committee Reports

- Lindridge-Martin Manor Neighborhood Association – Kevin McBride, President; Rich Sussman, NPU Rep  
Sunday, October 22 is the fall festival, from 1-3pm at 2283 Armand Road. Quarterly meeting will be held at Taverna Plaka on Cheshire Bridge Road on November 1.
- Morningside-Lenox Park Association – Sally Bayless President; TBD, Neighborhood Rep; John Ayers, Zoning  
The 2nd annual meeting will be held November 13 at Morningside Presbyterian, the bylaws have changed and the board will now serve in conjunction with fiscal year. MLPA is beginning its master planning process and traffic plan; plan will be completed in the first half of 2018. Working with City in the Forest with an objective to strengthen the tree ordinance to make it more effective, to get it passed. Petition can be signed as individual, organization or NPU. Petition can be found online at <https://cityintheforest.org/>.
- Piedmont Heights Civic Association – Gary Dresser, President; Jean Johnson and Tim Berube, Neighborhood Reps  
No report
- Virginia-Highland Civic Association (VHCA) –David Brandenberger, President; Barry Loudis and Eleanor Barrineau, Representatives;  
Tour of homes will be held the first weekend in December, if you volunteer you will receive two free tickets, There are eight home locations in this year's tour. Breakfast with Santa tickets are now on sale, breakfast will be held at Osteria 832. A Halloween party in the park is Oct 27, 2-6pm at North Highland Park
- Virginia-Highland Business Association (VHBA) –Lynn DeWitt and Kristi Warren Evans, Reps.  
Meeting on Friday
- Edmund Park - Tony Gonzales, Neighborhood Reps; Sally Montgomery, Zoning  
No report
- Public Safety Committee – Jim Hardy  
No report

**NPU-F Minutes**

- Parks, Trees & Environment Committee – Jack White and Rich Sussman  
No report

- Education Committee - Abby Martin

North ATL parent forum for school board candidates forum will be held on Wednesday, 7pm, Sutton main campus on Northside, all candidates have been invited

- Chair Report:

- The Renew Atlanta team has announced that their website has been updated to include TSPLOST projects. While Renew Atlanta projects and TSPLOST projects are separate, they are all infrastructure programs such as Complete Streets, Sidewalks and Streetscapes, Beltline and multi-use Trail projects, Relay Bike Share, neighborhood greenways, etc. Interesting factoid: 94% of all Atlanta residents and 98% of the city’s jobs will be within a half-mile of a TSPLOST, MARTA or Renew Atlanta transportation or infrastructure project. The website is [renewatlantabond.com](http://renewatlantabond.com).
- You may recall that several months ago (April) an ordinance to prohibit storage facilities in the Beltline Overlay District was on the NPU-F agenda. The NPU supported the legislation after a lengthy discussion, noting that the legislation could push storage facilities further into neighborhoods. A substitute ordinance has now been introduced that would prohibit storage facilities within 500 feet. (The Beltline Overlay District is roughly a half-mile on either side of the Beltline). The Zoning Committee has referred to the ZRB for a public hearing on November 2nd. Based on this, the Zoning Committee will likely hear this legislation on November 15<sup>th</sup> and full council on November 20<sup>th</sup>. Comments can be sent to Councilmember Wan.

*Comments: Prohibit storage facilities on property zoned with Beltline Overlay – could we address the fact that this pushes the storage facilities to other neighborhoods. This is a city-wide issue. Need some distance and quantity limitations on storage units other than just in the beltline.*

**NPU-Action: Motion to approve and provide additional comments on the problem. 2 opposed.**

- The referral certificate for a variance application at 2059 Manchester (V-17-118) was changed by the city to reduce the north side yard setback from 15 feet to 0 feet. This parcel is Phase 3 of a development located at Manchester and Liddell. The NPU voted in May to support a reduction to 7.5 feet. According to Planning (and confirmed by the applicant), the plan reviewer did not conduct a thorough review when the referral certificate was written and erroneously identified a 6 foot setback when indeed it was 0. Staff, subsequently identified the error and re-advertised the 0 foot setback.
- Ponce City building modifying retail to 60ft, hotel 225 feet, this was as a result of recommendation NPU-F provided during September meeting.
- 780 North Highland renovation, currently occupied by Paw Palace, see Jack White with questions.

9. Matters for Voting

**Consent Agenda**

No Special Events

**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.	<b>VHCA: Recommend deferral</b>
V-17-174	1944 Piedmont	Applicant, Lemuel Ward, seeks a special	<b>PHCA:</b>

**NPU-F Minutes**

Application	Address	Request	Neighborhood Recommendation
	Circle NE	exception from the zoning regulation to reduce the required off-street parking from 377 spaces to 211 spaces for proposed hotel/office use.	<b>Recommend Deferral at request of applicant</b>
<b>V-17-237</b>	1199 Argonne Way NE	Applicant, Will Adams, seeks a variance from the zoning regulations: (1) to reduce the required east side yard setback from 7 feet to 5 feet 4 inches, and (2) to reduce the west side yard setback from 7 feet to 3 feet 7 inches to construct an addition to a single-family dwelling.	<b>LMMNA: Recommend approval</b>

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

<b>License &amp; Review Board (LRB)</b> (Vote Required)				
Name of Applicant	Type of Business	Name of Business	Property Address	Request
Kanjanarat Lawlertratana	Restaurant	Bangkok Restaurant	1492 Piedmont Avenue NE #A	Change of Ownership

**Report:** The application was received too late for PHCA to invite Bangkok to attend PHCA’s October Board meeting. After discussion at the Board meeting, it was agreed that Jane Rawlings would be asked to report on what she learned about the applicant’s experience, etc., and we would vote by e-mail prior to NPU’s October meeting. However, Jane has not been able to talk to the applicant and will ask questions at NPU-F meeting on October 16. Therefore, PHCA voted by e-mail to support NPU-F’s decision on their vote on the application.

**Comments: Located on NPU-F and Piedmont Heights side of Beltline.**

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

**Board of Zoning Adjustment (BZA) – Vote Required**

**V-17-252      1019 Rosedale Rd**

Applicant, Gail Mooney, seeks a variance from the zoning regulations to reduce the required north side yard setback from 7 feet to 3 feet to construct an addition to a single-family dwelling.

VHCA Report: Applicant Gail Mooney of Survey Systems (on behalf of homeowners John & Kate Hays) requests a variance to reduce the north yard side setback to 3’ (7’ required) to allow the construction of a new rear porch along the entire back edge of the main level of their home, which was originally built 3’ from the adjoining property line on the north. A second smaller porch will be built under the main porch at their rear basement exit. Their previous deck was demolished by a tree. The lot slopes downhill in the back toward a completely piped (on this property) headwater trib of Rock Creek. There have apparently been some drainage issues related to the cleanup and subsequent grading of the lot, and the City has issued a stop-work that appears to still be in place and will need resolution prior to the commencement of any building activities. Some silt fence is in place. Their enormous rear yard appears likely to receive and accommodate any subsequent transport of stormwater. No tree issues were observed, and there are no lot coverage issues. The Virginia-Highland Board of Directors unanimously recommended approval.

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

**V-17-272 969 Glen Arden Way**

Applicant, Mark Arnold, seeks a variance from the zoning regulation: (1) to reduce the required front yard setback from 35 feet to 16.62 feet and (2) to reduce the required east side yard setback from 7 feet to 0.6 feet for the purpose of an addition to an existing single-family residence.

VHCA Report: Applicant Mark Arnold on behalf of homeowners Kramer and Haley Johnson request a variances to 1) reduce the front yard setback from 35 feet to 16.62 feet (existing) and 2) reduce the required side yard setback on the east from 7 feet to 0.6 feet to allow construction of a second floor addition and porte cochere to the residence.

While a setback less than 3' – like this one at 0.6 feet- is not traditionally supported by the Planning Committee, this side of the property abuts a 10 foot alleyway that has for many years been blocked by several abutting users and is not being utilized. Due to the configuration of this home and those on North Highland, there is ample space between properties, even at the reduced setback distance.

Lot coverage will not change from the current 46%. Tree issues were limited to the pruning of an existing tree on the west side of the lot that sits on the neighbor's property. This pruning will be required to properly build the addition. Most stormwater should follow the topography toward the rear yard; the applicants were given a copy of the city's regulations on stormwater discharge. The Virginia-Highland Board of Directors unanimously recommended approval.

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

**V-17-277 901 Highland View NE**

Applicant, Gail Mooney, seeks a variance from the zoning regulation: (1) to reduce the required front yard setback from 35 feet to 19 feet and (2) to reduce the required east side yard setback from 7 feet to 3 feet for the purpose of an addition to an existing single-family residence.

VHCA Report: Applicant Gail Mooney of Survey Systems (on behalf of homeowner Stephen McRae requests a variance (A) reduce the east side yard setback from the 7' required to 3' (already existing) to extend the existing front porch to the edge of the house and the (B) allow construction of a second floor that will have livable space on that same side at that dimension; (B) reduce front yard setback to 15' (35' required) for the same porch purpose. Revised plans were furnished on the evening of 10-3-17 showing an omitted front walkway. With that surface, the lot coverage will rise from 47.1 % to 49.9%, which is reported to include the AC unit on the south side. The homeowners understand and acknowledged at the Planning Committee meeting that there is almost no more room for additional impervious surface without seeking a new variance on that topic. No tree issues were observed. Most stormwater should be conveyed naturally to their own rear yard. The applicants were given a copy of the city's regulations on stormwater discharge. The Virginia-Highland Board of Directors unanimously recommended approval.

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

Text Amendment (Vote Required)		
Case	Address	Public Hearing Date
<b>Z-17-72</b> An Ordinance to amend the 1982 Atlanta Zoning Ordinance, as amended, City of Atlanta Code of Ordinances Part 16, so as to add a new Chapter 37 Entitled "Westside Affordable Workforce Housing	City Hall Council Chambers	November 9, 2017

**NPU-F Minutes**

<p>District”; to define certain terms; to provide for related requirements, procedures and incentives; to amend the official zoning map; and for other purposes.</p> <p><b>Comments:</b> 11 NPUs have all heard the legislation all but two have approved due to inclement weather approval expected next month, calculated fee based on location, which is paid upfront, this fee is part of the ordinance, incent builders to build affordable housing. There would be no grandfathering, this ordinance would go in to effect 60 days after adoption by council and approval by the mayor. The affordable units are required to be evenly dispersed throughout the property. Dickens and Hall introduced Beltline (73), Westside was introduced by Ivory Young (72) – no other council members have signed on to date. Still sitting in CDHS (community development) and zoning review board 11/9, then it goes to council. There is one potential exception, you can layer in a density bonus. Financial incentive for builders, is a tax abatement for 10 years, which gives you 20 years of affordability.</p> <p><b>NPU-F Action:</b> Motion to recommend support of Z-17-72 which is the westside affordable housing application. Motion carries on a voice vote.</p>		
<p><b>Z-17-73</b> An Ordinance to amend the 1982 Atlanta Zoning Ordinance, as amended, City of Atlanta Code of Ordinances Part 16, so as to add a new Chapter 36A Entitled “Affordable Workforce Housing (Beltline Overlay District)”; to define certain terms; to provide for related requirements, procedures and incentives; to amend the 1982 Atlanta Zoning Ordinance, as amended, City of Atlanta Code of Ordinances Part 16, Chapter 28, Section 16-28.023, so as to allow Transfer Of Development Rights For Unused Density Bonus; and for other purposes.</p> <p><b>Comments: See comments above</b></p> <p><b>NPU-F Action:</b> Motion to recommend support of Z-17-73 which is the affordable housing application for Beltline overlay district. Motion carries on a voice vote.</p>	<p align="center">City Hall Council Chambers</p>	<p align="center">November 9, 2017</p>

10. Old Business

None

11. New Business

Election of officers to be held at the November NPU meeting

Chair – Debbie Skopczynski (VH)

Vice-Chair – Kay Stephenson (VH)

Secretary- Jori Mendel (MLP) and Aruna Narasimhan (EP) shared responsibility

Zoning Chair (Lead)

Zoning Chair (co-chair)

Public Safety – Jim Hardy (PH)

Parks, Trees & Environment – Jack White (VH) and Rich Sussman (LMM)

Alcohol Licenses & Permits – Jane Rawlings (LMM)

## NPU-F Minutes

Education -

Parliamentarian – Jack White (VH)

Nominations from the floor are open in October and November.

### 12. Adjournment

The meeting adjourned at 9:16 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).