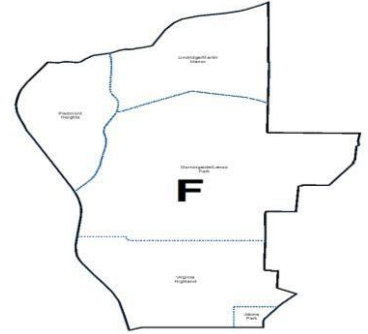


MEETING MINUTES

NEIGHBORHOOD PLANNING UNIT - F



DATE: Monday, September 18, 2017
TIME: 7:00 P.M.
LOCATION: Hillside Facility
1301 Monroe Drive
Atlanta, GA 30306-3439

Contact Information:

Debbie Skopczynski, Chair	chair@npufatlanta.org	(404) 874-7483
<u>City Staff:</u>		
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 7:00 pm.

Reminders:

- o Campaigning for any political office is prohibited at NPU meetings. If you are a candidate, you are welcome to meet and greet outside the building before and after our meetings. The specifics of the prohibition are printed at the end of the agenda.
- o All attendees, including non-residents, must sign in on one of the sheets located on the front table. If you are interested in receiving updates from the NPU and more detailed agenda with links to the applications on the agenda, please sign the clip board.
- o Residents of NPU-F may vote on any issue unless there is a financial interest (e.g. property owners may not vote on their own variances, but can vote on other variance applications). Business owners may vote if they have met the requirements as described in our by-laws. Most of our votes will be taken by voice vote.
- o Ordinance relating to Art on the Beltline was added to the Agenda by unanimous voice vote.

2. Approval of Minutes

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

3. Announcements

Atlanta City Council District 6 Candidates' Forum

Sponsored by MLPA, PHCA, & VHCA

Tuesday, September 19th at 7:00 PM

Rock Spring Presbyterian Church, 1824 Piedmont Avenue, NE, Atlanta, GA 30324

Atlanta Zoning Ordinance Update Public Forum

Wednesday, September 20, 7 pm – 8:30 pm

Passion City Church, 515 Garson Drive NE, Atlanta 30324

MEETING MINUTES

NEIGHBORHOOD PLANNING UNIT - F

The NPU is still looking for a volunteer to serve as Vice Chair in Gerry Neumark's place.

4. Reports from City Departmental Representatives

- Atlanta Fire Department – Station 19 North Highland Lt. Lindquist; Station 29 Monroe
 - No major issues to report. Fall hydrant inspections are underway. Number of runs went up significantly during Hurricane Irma (850 on September 11 alone). Station 19 Fire House will undergo renovation next year. The Emory/CDC area will be serviced by AFD following annexation. Preparations are underway to set up a fire station and suitable staff accommodation in the Emory area. Dekalb County will retain the station on Clifton Road. October is Fire Safety Month and time for homeowners to check smoke detector batteries. A safety reminder - do not allow bath fans to run for too long. They can heat up and lead to attic fires.
 - Subsequent to the NPU meeting, the City of Atlanta and the Dekalb County Commission reached an agreement whereby the City will pay the County \$1 million a year for up to a decade for firefighting services.
- Atlanta Police Dept. - Zone 6 – Capt. Kolotzer Zone 2 – Capt. Butler
 - Zone 6 - Emory University and CDC will be serviced by Zone 6 following annexation. Emory PD will continue to be lead for those areas. Car break-ins and auto thefts continue to be a problem – APD strongly cautions against leaving items of value in autos, especially extra car keys.
 - Zone 2 – Auto thefts are down in Zone 2. APD expects small groups of anti-Trump protesters at Piedmont/Peachtree intersection on Tuesdays. APD surveillance coverage has improved with the integration of security cameras installed at the Mercedes Benz stadium with the APD cameras. Five members of the new academy class are destined for Zone 2 and three for Zone 6.
- Fulton County Community Prosecutor - Zone 2 - Brendan Dougherty; Zone 6 - Keith Lamar Jr;
 - Zone 6 – Important homicide case (McDaniel brothers) was resolved recently. The DA's office is planning a Lunch and Learn on CourtWatch training. The office is also hosting a Shot Spotters Program at the Courthouse on October 19. The program will highlight a new technology that can pinpoint the location of gun shots to within six feet. The office has introduced pawn shop legislation which requires pawn shop owners to file police reports on illegal goods promptly.
 - Zone 2 – Car break-ins are major issue and restitution is rare because many cases involve use of illegal drugs. Best advice is to lock valuables in trunks.
- MARTA police – Sgt. Johnson, North Precinct
 - The MARTA officer reiterated the car break-ins problem and the need to be vigilant. There were thirty car break-ins on a single night in Dunwoody and one of them involved theft of firearms by juveniles. MARTA officer recommends that commuters use the “See and Say” app that allows for direct communication with MARTA officers. All MARTA officers will have body cameras by end of 2017.
- Bureau of Housing and Code Compliance – Officer Edwards sledwards@atlantaga.gov cell 404-326-6573

MEETING MINUTES

NEIGHBORHOOD PLANNING UNIT - F

- There were 47 property maintenance violations during June and July versus the usual 10 per month. The higher number was the result of citizen complaints and increased officer patrols. Roughly $\frac{3}{4}$ of the citizen complaints turned out to be actual violations.
- Office of the Solicitor's - Andrew Hughes, Solicitor
 - Not present
- Watershed Management – Chaitanya Bhatt, Watershed Ambassador
 - Mr. Bhatt is the new Ambassador. He is available to respond to questions and concerns at 404-215-5632.
- Public Works – Carla T. Smith ctsmith@atlantaga.gov 404-546-0041
 - Not present

5. Comments from Elected Officials

- State House of Representatives - Rep. Pat Gardner/Rep. Park Cannon
 - Not present
- Councilmember District 6 - Alex Wan
 - Not present
- Atlanta City Council Posts: Michael Julian Bond-Post 1; Mary Norwood-Post 2; Andre Dickens-Post 3
 - Not present
- Atlanta City Council President's Office - Ceasar Mitchell
 - Not present
- 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)

None

7. Planner's Report – Doug Young

- Several zoning ordinance re-write forums are planned along with another round of Quad meetings.
- The City Design Studio has several events coming up including book talks, Streets Alive (September 24).
- Several City board positions need to be filled, including the Urban Design Commission, Zoning Review Board, etc. Mr Young will send job descriptions over to the NPU.

8. Committee Reports

- 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
 - No report
- Piedmont Heights Civic Association – Gary Dresser, President; Jean Johnson and Tim Berube, Neighborhood Reps
 - No report

MEETING MINUTES

NEIGHBORHOOD PLANNING UNIT - F

- Virginia-Highland Civic Association (VHCA) –Jenifer Keenan, President; Barry Loudis and Eleanor Barrineau, Representatives; Jack White, Zoning
 - The VHCA Annual Meeting was held on September 14 and a new board of directors was elected.
 - The Alliance of Intown Neighborhoods (VHCA is a member) is sponsoring a mayoral candidates forum at Inman Middle School on October 26.
- Virginia-Highland Business Association (VHBA) –Lynn DeWitt and Kristi Warren Evans, Reps.
 - No report
- Edmund Park - Tony Gonzales, Neighborhood Reps; Sally Montgomery, Zoning
 - No report
- Public Safety Committee – Jim Hardy
 - No report
- Parks, Trees & Environment Committee – Jack White and Rich Sussman
 - No report
- Education Committee - Abby Martin
 - In Abby Martin’s absence, Jane Rawlings gave the Education update. NAPS (similar to CINS) is sponsoring a forum featuring the candidates for Board of Education on October 18.
- Chair Report:
 - APAB does not meet until next Saturday; no report.
 - At the request of Lindridge-Martin Manor, a letter in support of the demolition of the existing structure located at 2177 Armand Rd was sent to the Urban Design Commission. Last month, the NPU approved sending a letter of support for LMMNA’s application to Park Pride for a \$250K legacy grant.
 - The Emory annexation into the City is trucking along. Work is underway on integrating the newly annexed areas into NPU-F. While the area will not pose many rezoning or variance issues, commercial license applications may arise.
 - NPU-F elections coming up in November – vacant positions include VP and back up for the Secretary.

9. Matters for Voting

Consent Agenda:

Application	Date/Location	Class/# Participants	Recommendation
Clif Craft Coffee Festival 5K + 1 Mile Tes Sobomehin	October 1, 2017	Piedmont Park Assembly & Class E 250 participants	Support
Ugly Sweater Run Travis Dray	December 9, 2017	Inside Piedmont Park Assembly & Class D 2,000 participants	Support

Board of Zoning Adjustment Applications

Application	Address	Request	Neighborhood Recommendation
V-17-142	712 Ponce de Leon Place NE	Applicant, Nhan Le, seeks a special exception from the zoning regulation to reduce the required parking from 23 spaces to 13 spaces for a restaurant.	VHCA: Recommend deferral
V-17-174	1944 Piedmont	Applicant, Lemuel Ward, seeks a special exception from the zoning regulation to reduce the required off-	PHCA: Recommend

MEETING MINUTES

NEIGHBORHOOD PLANNING UNIT - F

	Circle NE	street parking from 377 spaces to 211 spaces for proposed hotel/office use.	Deferral
V-17-239	2235 Melante Drive NE	Applicant, Barrington H. Branch Jr., seeks a variance from the zoning regulations to reduce the required south side yard setback from 7 feet to 4 feet 5 inches to construct an addition to a single-family dwelling.	LMMNA: Recommend approval
V-17-237	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.	LMMNA: Recommend Deferral

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

License & Review Board (LRB) (Vote Required)				
Name of Applicant	Type of Business	Name of Business	Property Address	Request
Billy C. Jones II	Retail Grocery	Sprouts Farmers Market #519	1845 Piedmont Avenue, Suite 500	Change of Agent

Alcohol Permits report: This is a retail grocery supermarket that is an existing business that has applied for a change of agent on its current alcohol license for retail package license for beer and wine sales. Agent has over 10 years management experience and will be on premises 45 hours/week. Hours of Operation Sunday-Saturday 7:00 AM-10:00 PM. No history of license suspensions/revocations at this location. NPU-F has received no complaints from the community regarding operations at this facility.

Business is located in NPU-F in Morningside. MLPA Board has received no complaints regarding operations at this facility and waived appearance before their Board prior to the NPU-F meeting as a result. Recommend approval for this application.

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

Board of Zoning Adjustment (Vote Required)

V-17-208 897 Saint Charles Avenue NE

Applicant, Pamela Bullock, seeks a variance from the zoning regulations: (1) to reduce the required front yard setback from 40 feet to 25 feet, (2) to reduce the required eastern side yard setback from 7 feet to 5 feet, 6 inches, and (3) to reduce the required western side yard setback from 7 feet to 3 feet in order to erect a new single-family home and detached garage structure.

VHCA Report: Applicant Pamela Bullock on behalf of homeowners Jeffrey Keesee and Shawn Whitman seek 1) a reduction in the front yard setback from 40' to 25', 2) a reduction in the east side yard setback from 7' to 5'6" and 3) a reduction in the west side yard setback from 7' to 5' to construct a new single family home, more specifically a new front patio, and garage structure in the rear of the property. The proposed lot coverage with these new structures is 59.7%. No lot coverage maximum exists for the RG-2 zoning category.

All appropriate neighbors, including adjoining apartment/condominium complex management groups, have been notified. Site plan and variance request for west side yard have been

MEETING MINUTES

NEIGHBORHOOD PLANNING UNIT - F

modified since their initial application in August by the homeowners after discussion with their neighbor. Additionally, while not part of the application requirements, it should be noted that the homeowners also updated a window placement in the garage structure to accommodate a neighbor's concern about viewability into their back yard. The Virginia-Highland Board of Directors voted unanimously in support of this application.

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

V-17-217 929 Adair Avenue NW

Applicant, Tiffany Barcik, seeks a special exception from the zoning regulations to allow for active recreation in yards adjacent to streets to add a pool.

VHCA Report: Applicant Tiffany Barcik, on behalf of property owner Walter and Evelyn Hoff, seeks a special exemption from the zoning regulations to allow for active recreation (pool) in yard adjacent to a public right of way. The pool is planned to sit in the southwest corner of the lot, furthest from both the front and side yard road frontages. The lot is notably larger than others in the area at 18,871 sq feet. The pool will not be in any prescribed setbacks, the proposed lot coverage is less than 40% and no tree impacts are expected.

Since machinery will be using the open alley on the south side of the property to construct the pool, the applicant committed to protecting the root plate of an adjacent tree in the alley. Applicant also plans to continue existing fence design along alley once construction is complete. The fence along the alley is not currently in place for construction equipment access. All appropriate neighbors have been notified. The Virginia-Highland Board of Directors voted unanimously in support of this application.

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

ZONING REVIEW BOARD (ZRB) (Vote Required)		
Application	Address	Public Hearing Date
<p>U-17-24 (Within 300 ft. – Review & Comment ONLY) Applicant, Jamestown Ponce City Market, L.P. by Dentons US, LLP, seeks a special use permit indefinitely for development of a high-rise boutique hotel up to 225 ft. tall on the southwest side of the property.</p> <p>Comments: Ponce City Market and Jamestown Properties were represented by Dan Baskerville, John Wilson and Frances Bond. The NPU discussion focused on 3 main issues – traffic, building height and consistency with the master plan for the Beltline. The applicants referred traffic questions to a study posted on the ARC website and stated that the overall traffic impact was projected to be minimal. Regarding the building height, concerns were expressed that the new development not block views of the historic Sears building. Questions were raised about the height of the new structures and whether the Beltline Master Plan addressed the issue. The Special Use Permit is required to operate a hotel in this zoning district.</p> <p>NPU-F Action: No action taken.</p>	675 Ponce De Leon Avenue NE	October 5 or 12, 2017
<p>Z-17-68 (Within 300 ft. – Review & Comment ONLY) Applicant, Jamestown Ponce City Market, L.P. by Dentons US, LLP, seeks to rezone property from MRC-3-C/ BL Overlay to MRC-3-C/ BL</p>	675 Ponce De Leon Avenue NE	October 5 or 12, 2017

MEETING MINUTES

NEIGHBORHOOD PLANNING UNIT - F

Overlay. Comments: See Above NPU-F Action: None Taken		
---	--	--

TEXT AMENDMENT (Vote Required)		
Case	Address	Public Hearing
<p>Z-17-72 (Review & Comment ONLY) 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 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>Comments: Councilman Dickens discussed the actions by the City to address imbalances in affordable housing at two different locations. Most of the discussion focused on the beltline ordinance and is summarized below.</p> <p>NPU-F Action: None Taken</p>	City Hall Council Chambers	November 2 or 9, 2017
<p>Z-17-73 (Review & Comment ONLY) 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>Comments: The City has a target of 5,600 affordable housing units by 2030 within half mile on either side of the Beltline trail. The ordinance under consideration would require developers to set aside a certain percentage (10% or 15%) of units for affordable housing with the target households having incomes at or below 80% and 60% of the Area Median Income. The ordinance also includes in-lieu fee payments as an alternative to setting aside units. The discussion was very supportive of the efforts by the City and focused on whether the ordinance went far enough to meet the overall goals. Councilman Dickens responded that the ordinance represented more than two years of work and the City is working within the constraints of State laws governing housing and rent control. Commenters pointed to the imbalances in housing stock as a major reason for increased traffic congestion.</p> <p>NPU-F Action: None Taken</p>	City Hall Council Chambers	November 2 or 9, 2017

MEETING MINUTES

NEIGHBORHOOD PLANNING UNIT - F

Public Notice (Review & Comment Only)		
City Council Community Development and Human Services Committee		
Case	Address	Public Hearing
<p>14-O-1022 An Ordinance by Councilmembers Joyce Sheperd, Cleta Winslow, and C.T. Martin as substituted (#4) by Community Development and Human Services Committee to amend the Code of Ordinances of the City of Atlanta by creating a new Article in Chapter 46 “Civic and Cultural Affairs” which is to be known as “Murals on Private Property”; amending Section 16-28.025 of the 1982 Zoning Ordinance to Reserve said section for future use; and for other purposes.</p> <p>Comments: While most commenters were supportive of moving away from Council-sponsored legislation to approve murals, it was not clear what role the NPUs should play in the process. Either way, the City’s Bureau of Cultural Affairs will be the approving authority.</p> <p>NPU-F Action: None Taken</p>	<p>City Hall Committee Room #1</p>	<p>TBD</p>
<p>17-O-1275 An Ordinance by Councilmember Mary Norwood to amend various sections of The Atlanta Housing Code of 1987; to amend Chapter 158, Article I “Vegetation” and Article II “Tree Protection” in order to provide certain definitions and exemptions; to amend Part 8, Chapter 2, Article B “Buildings and structural appurtenances” Section 2-2095 “Maintenance” to provide for new definitions; and for other purposes.</p> <p>Comments: No discussion, only informational.</p> <p>NPU-F Action: None Taken</p>	<p>City Hall Committee Room #1</p>	<p>October 4, 2017 1:00 PM</p>
<p>17-O-1522 (Information Only) An Ordinance by Finance/Executive Committee amending Chapter 30, Article III, Division 1, Section 30-62 Administrative Fee amounts – Tax Rate structure and Chapter 30, Article III division 1, Section 30-63 Professional Occupation Tax of the City of Atlanta Code of Ordinances to increase certain fees related to Occupational and Business Licensing; and to direct that the revenue from the fees be deposited into the accounts set forth herein; and for other purposes.</p> <p>Comments: No discussion, only informational.</p> <p>NPU-F Action: None Taken</p>	<p>City Hall Committee Room #1</p>	<p>October 11, 2017</p>
<p>17-O-1523 (Review and Comment) An Ordinance by Finance/Executive Committee to amend Chapter 10, Article II, Division 2, Subdivision I, Section 10-60, entitled Annual License Fee; Refunds to increase the Annual License Fees for certain classifications of Alcohol Licenses, to require a separate</p>	<p>City Hall Committee Room #1</p>	<p>October 11, 2017</p>

MEETING MINUTES

NEIGHBORHOOD PLANNING UNIT - F

<p>License for consumption of distilled spirits, wine or malt beverages on the premises; and for other purposes. Comments: No discussion, only informational.</p> <p>NPU-F Action: None Taken</p>		
<p>17-R-4272 (Information only) A RESOLUTION REQUESTING THE ATLANTA BELTLINE, INC. PROVIDE A DEFINED OUTLINE AND REPORT TO THE NEIGHBORHOOD PLANNING UNITS (NPUs) AND THE CITY COUNCIL OF ALL COMMISSIONED WORKS OF ART TO BE INSTALLED IN THEIR ANNUAL ART ON THE BELTLINE PROJECT PRIOR TO THE INSTALLATION; AND FOR OTHER PURPOSES. NPU-F Action: None Taken</p>		

10. Old Business

11. New Business

Approval of 2017-2018 Bylaws

Comments: By-Laws are available on the NPU-F Website.

NPU-F Action: Motion to approve the 2017-2018 Bylaws as currently written carried by voice vote. All present were in favor of approval, none opposed.

12. Adjournment

The meeting adjourned at 9:30 pm.

City of Atlanta Code of Ordinances

(Campaigning by Elected Officials & Candidates)

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: Erica Pines at (404) 546-0159 or epines@atlantaga.gov .