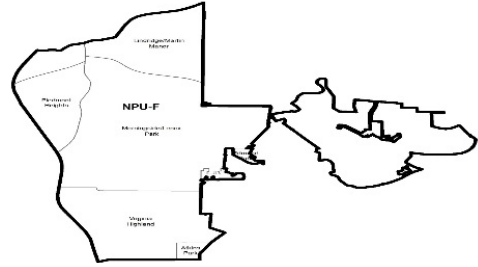


NEIGHBORHOOD PLANNING UNIT – F

MEETING INFO

Date & Time: Monday, August 20, 2018 – 7:00 PM

Location: Hillside Facility
1301 Monroe Drive Atlanta, GA 30306-3439



CONTACT INFO

Debbie Skopczynski, **NPU-F, Chairperson** – (404) 874-7483 or chair@npufatlanta.org

Doug Young, **City of Atlanta, Planner** – (404) 330-6702 or dyoung@AtlantaGa.Gov

Erica Pines, **City of Atlanta, Asst. Director** – (404) 546-0159 or epines@AtlantaGa.Gov

Keyetta Holmes, **City of Atlanta, Interim Director** – (404) 546-0166 or kmholmes@AtlantaGa.Gov

AGENDA

1. Opening Remarks/Introductions

The meeting was called to order at 7 PM.

2. Approval of Minutes

Thanks to Aruna Narasimhan for taking the minutes last month. The July 2018 minutes have been posted on the NPU-F website.

NPU-F Action: Motion to approve the July 2018 minutes carries on voice vote.

3. Announcements

Hope Xpress Community Church – Pastors Alfred and Jo Ann Holston

The Church is a new business in NPU-F and will meet in Tara Cinema on Cheshire Bridge Road starting September 16. They have also set up a Community Development Corporation which has begun work in the NPU.

4. Reports from City Departmental Representatives

- Atlanta Fire Department – Station 19 North Highland; Station 29 Monroe
Captain Durrah mentioned a November event to recognize firefighters for significant contributions. Station 1 is planning a “meet and greet” pop up restaurant and the department has several openings. Captain Durrah reminded everyone to check their smoke detectors and evacuation plans and he noted that misuse of electric cords is a common cause of fires.
- Atlanta Police Dept. - Zone 6 - Major Klotzer Zone 2 – Major Shaw, Captain Patterson
Major Shaw represented Zone 2. He noted that the suspect in the Liddell homicide was arrested during the week of August 13. Suspects were also arrested in the string of robberies at Georgia Tech. Car break-ins continue to be a problem in Zone 2 and a large amount of cash was stolen in a recent break-in. Nest and Ring are effective deterrents to crime and he reminded everyone to lock cars at gas stations to deter “slider criminals”. In response to a question about loitering at Liddell and Manchester streets, Major Shaw recommended contacting the lieutenant with oversight for that area. Let the Zone know if you see a homeless camp,

Major Klotzer from Zone 6 reported similar issues with car break-ins. In response to a question about abandoned Bird scooters he recommended calling the number listed on the scooter.

- Fulton County Community Prosecutor - Zone 2 - vacant; Zone 6 - Keith Lamar Jr; Court Watch Coordinator – TBD

Mr Lamar from the Fulton County prosecutor's office reported on recent important arrests by the office for serial burglaries, drug dealing and shoplifting. Brendan Dougherty has left Zone 2 and will be replaced.

- Bureau of Housing and Code Compliance – Officer Edwards sledwards@atlantaga.gov cell 404-326-6573
Officer Edwards noted that owing to the recent cyber attack, cases were backlogged up to 90 days. She recommended contacting her directly with concerns – 404-326-6573 or sledwards@atlantaga.gov.
- Watershed Management – Ralph Jones Jr, rmjones@atlantaga.gov, Watershed Ambassador
 - With the approach of fall, Mr .Jones noted the importance of keeping leaves out of storm drains and stated that all storm encroachment applications should go through the NPU. The City ranks above federal standards in the recent Water Quality Report. All service requests regarding Watershed Management should be routed through ATL311; contacting Mr. Jones only slows down the process.
- Public Works – Carlos Collins – cacollins@atlantaga.gov, 404-803-9376
 - Mr .Collins stated that a traffic monitoring box would be installed near Manchester and Liddell Streets and another traffic study would be conducted depending on the results from the box. An NPU resident requested a longer cycle for the traffic light at Lambert and Piedmont Road. Finally Mr. Collins noted that illegal draining of storm water originating from private locations onto City property has complicated the maintenance of sidewalks.
 - Solid Waste Code Enforcement – Officer McKoy and Ms Lee Romes 404-821-5213
 - The representatives noted the need to separate trash into appropriate bins, and stated that construction materials are not allowed in green bins.

5. Comments from Elected Officials

- Councilmember District 6 – Jennifer Ide (Lance Orchid & Kent Strickland, staff)
Not present
- Atlanta City Council Posts: Michael Julian Bond-Post 1; Matt Westmoreland-Post 2; Andre Dickens-Post 3
Not present
- Fulton County Commission - Fulton County Commission - Lee Morris, District 3; Marvin Arrington Jr., District 5;
The representative from Commissioner Arrington's office shared information on a Back to School Event scheduled for August 31. She also mentioned that the 2018 Tax Bills are expected to be mailed out on time.

6. Presentation(s) - None

7. Planner's Report

- Zoning Ordinance Update Phase II – ZRB hearing is in November

8. Committee Reports

- Lindridge-Martin Manor Neighborhood Association – Kevin McBride, President; Rich Sussman, NPU Rep
The Association has planned several workdays for Armand Park with Phase 1 expected to be completed in early October.
- Morningside-Lenox Park Association – Charlie Nalbone, President & NPU Rep; John Ayers, Zoning & NPU Rep
The MLPA Master Plan process is nearing completion. The NPU-F review and vote will be in September.
- Piedmont Heights Civic Association – Gary Dresser, President; Jean Johnson and Tim Berube, NPU Reps
No report
- Virginia-Highland Civic Association (VHCA) –David Brandenberger, President; Barry Loudis and Kay Stephenson, NPU Reps
Board elections are planned for September.20th. Deadline for VHCA Grant Program to benefit community organizations like schools, libraries etc. is this week. The Annual Tour of Homes is scheduled for December 1 and 2.
- Virginia-Highland Business Association (VHBA) –Lynn DeWitt, NPU Rep
No report
- Edmund Park – Aruna Narasimhan, President, Pete Densmore, Neighborhood Rep; Sally Montgomery, Zoning
No report
- Emory/CDC Area/Druid Hills
No report
- Public Safety Committee – Jim Hardy
No report
- Education Committee (vacant)
No report
- Chair Report
 - o Follow-up on **SAP -18-089 841 North Highland** – proposal to build a 3 story building with living space and retail (dry cleaner) on first level. 3 parking spaces are proposed with additional spaces at the adjacent parking lot. This was announced at last month's NPU meeting. Comments from VaHi and the NPU included the following:
 - § We requested an updated analysis of the number of parking spaces with their hours of operation currently committed at the parking lot and ask that all shared parking spaces be clearly marked and signed reserved during the specified hours as required by the NC-12 zoning ordinance. This provision should be highlighted and be a condition of granting the SAP. This was also a concern of the Arlington Place neighbors.
 - § NC-12 requires plantings within adjacent transitional yards to consist of a staggered double-row of Japanese Cryptomeria (*Cryptomeria japonica*) trees, or equivalent evergreen species.
 - § Although there are no concerns with proposed retail use, we ask that for future uses that the hours of operation not extend beyond 11 pm and that there be no live

entertainment. This is in consideration of the single family homes which are adjacent to the property.

- § Please advise the NPU when the administrative decision has been made regarding the SAP to preserve the rights of the adjacent neighbors to respond to any concerns they may have regarding the decision.
- § Adjacent neighbors also expressed concerns about the proposed height, noting that the NC-12 district allows a maximum height of 35 feet when a structure is within 150 feet of a single family residential district.

No decision has been made by the Administrative Officer.

- o SAP for Bonaventure - A Beltline SAP (BL-17-064) was approved by the City Planning Department at 788 Bonaventure last fall without being sent to the NPU for review. When the area was clear cut, neighbors expressed concerns in NextDoor and when doing some research, the SAP was found on the City's website. Plans are to build 9 units in a 2 story garden-type apartments. The approval included two administrative variations: a) reduce the clear zone to 6 feet and providing a street furniture zone that matches the existing widths on the adjacent properties and b) elimination of requirement for new street tree plantings and to put those trees within the landscaped area between the building and the back of the sidewalk. The City apologized for their oversight.
- We have received an LRB application for a new business at Ponce City Market called Citizen Supply. This is a liquor, beer and wine consumed on premises application for an Open air Café with customer dancing and live entertainment. It's unclear on the application where it will be located at PCM. PCM, which is in NPU-M, borders NPU-E, N and F. Technically, they should be attending all 4 NPUs. Because most of the PCM business are indoors, there is no interest in having appear at the NPU meeting.
- The NPU received an Open Records Request from an attorney seeking information on an NPU officer's alleged inquiry against a neighbor. The request was seeking emails specific to the inquiry and any email from/to the NPU officer over an 8-year period. ORR requests of NPUs are very rare and there is some disagreement by several attorneys that were consulted whether an NPU is actually subject to the ORR ordinance. After a thorough review of my email account (which only goes back to 2010), I found no emails that were specific to the inquiry, address or individual and no record that the NPU had considered an application specific to the address and reported this to the attorney. The Neighborhood Planning Unit office was also informed.
- **Looking for volunteers for NPU-F FILM COORDINATOR and SPECIAL EVENTS** committee. See the Consent Agenda for more information.
- **BY-LAW CHANGES** – I will be beginning the 2018 bylaw review process in the next month. Several changes need to be made to incorporate the Emory/CDC area and Druid Hills (North). Two significant areas for consideration is the restructuring of the Executive Committee and a definition of the zoning review process for the newly annexed areas that are not in one of our traditional 5 neighborhoods. The process for managing by-law changes will be similar as previous changes – including an Executive Board meeting (probably in July) to review and recommend changes and visits with each of the neighborhoods before an NPU vote for approval no later than September. I'll also be checking in with many of you for input. Please see me if you have any other changes that you think need to be made this year.
- Was unable to attend APAB meeting this month.

9. Matters for Voting

Please visit the City of Atlanta Website at: www.AtlantaGa.Gov

Consent Agenda

Special Events Applications

Event Name	Event	Event Date	Recommendation
The Atlanta World Kite Festival & Expo	Piedmont Park Meadow Class E/1,750 Participants	October 27, 2018	Approval
Shatterproof Rise Up Against Addiction 5K Run	Piedmont Park Class E/1,500 Participants	November 3, 2018	Approval
5th Annual Drawchange 5K	Piedmont Park Class E/300 Participants	October 27, 2018	Approval

NPU Action: Motion to approve the consent agenda after removing 5th Annual Drawchange 5K (who did not attend meeting) carries on voice vote.

Liquor License Application(s) – LRB				
Name of Business	Type of Business	Applicant	Property Address	Request
Atlanta Man Cave	Male Haberdashery	Darnika Bunting	2139 Liddell Drive	New Business

Comments: Jane Rawlings (Alcohol Permits chair) presented background and the motion on the ManCave. She noted that the location did not currently have a liquor license but that once the license was granted, the property would be grandfathered for future licenses. The two major concerns relate to distance (the business is within 600 feet of a school) and parking (the business has not leased the required parking spaces). The NPU has received numerous objections from neighboring businesses and residents. The MLPA voted to deny the application and the Piedmont Heights Civic Association deferred to the MLPA. The NPU motion was based on the application dated June 6, 2018 and premised on distance and parking considerations. NPU residents are encouraged to attend the LRB hearing since the NPU is only advisory in this matter.

NPU Action: Vote to Deny – 32, Vote to Approve - 2, Abstentions - 2. Motion to oppose application carries.

Tiki Iniki	Restaurant	Brett C. Holtzclaw	1044 Greenwood Avenue	Change of Ownership
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Comments: This application represents change of ownership to an existing restaurant which already has a liquor license. Objections to the application were raised by North Highland LLC, representing the owners of the Dark Horse Tavern and relate to the fact that the new business lacks an offsite parking lease. The VHCA voted 8-0 to support the application.

NPU Action: Vote to Approve – 22, Vote to Deny – 4, Abstentions - 5. Motion to support application carries.

Special Event Application(s) – MOSE			
Event Name	Event Organizer	Event Location	Event Date
Music Midtown	Melissa Laurenceau	Piedmont Park Gated Event/160,000 Participants	September 16-17, 2018

Comments: MNA voted to oppose. Sunday – music until 11 pm. Sound checks on Friday from 5-9 pm. Expect load-out by Wednesday following concert, but application requests longer just in case there are weather or other delays.

NPU Action: Motion to Approve – 11, Vote to Deny – 8, Abstentions – 1 Motion carried.

Atlanta Light The Night Walk	Laura Valente	Piedmont Park Meadow Class D/ 8,000 Participants	October 6, 2018
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Comments: MNA voted to not to oppose. Includes a walk – 10th Street to Juniper, right on 12th Street, back to Piedmont Park. Rolling Lane closures.

NPU Action: Motion to support carries on voice vote.

Atlanta Pride	Jamie Ferguson	Piedmont Park Class A/ 150,000 Participants	October 13-14, 2018
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Comments: In 48th year, reorienting stage to straight on meadow so sound into trees not into neighborhood. Adding 8 APD officers, Extended lane closure on 10th Street on applicatin to be consistent with event.

NPU Action: Motion to support carries on voice vote.

AIDS Walk Atlanta & 5K Run	Jon Santos	Piedmont Park Class D/ 4,000 participants	October 21, 2018
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Comments: Walk route is through Ansley Park; West bound lane of 10th street to be closed 8 am – 3 pm for vendor load-in; rolling closures during walk Did not appear at meeting.

NPU Action: Motion to defer carries on voice vote.

DAV 5K Run to Honor Veterans	David Kramer	Piedmont Park Class D/ 2,500 Participants	November 10, 2018
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Comments: MNA voted to not to oppose. No changes from previous years.

NPU Action: Motion to support carries on voice vote.

Board of Zoning Adjustment

[V-18-220](#) 1275 Beech Valley Road NE

Applicant seeks a variance from the zoning regulations to reduce the required west side yard setback from 7 feet to 2 feet 6 inches.

MLPA Report: Approved 12-0-0 Conditioned upon the applicant having the referral certificate corrected from west side to east side for the variance.

Comments: Amended Referral Certificate was provided to MLPA.

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

[V-18-225](#) **781 San Antonio Drive NE**

Applicant seeks a variance from the zoning regulation to 1) reduce the required eastern side yard setback from 7 feet to 3 feet and 2) reduce the required rear yard setback from 15 feet to 3 feet – to erect a detached garage.

MLPA Report: Approved 12-0-0

Comments: None

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

[V-18-226](#) **1084 Berkshire Road NE**

Applicant seeks variance from the zoning regulation to increase the maximum size of an accessory structure from 30 percent of the main structure to 36 percent of the main structure.

MLPA Report: Approved 13-0-0

Comments: Interior alteration only (bathroom wall moved) which minimally increased the percentage of the main structure.

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

**Text Amendment(s) – Zoning Ordinance
Zoning Review Board**

[Z-18-83](#) **(Review and 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 16A entitled I-Mix (Industrial Mixed-Use) District; to define certain areas and for other purposes. [FACT SHEET](#)

Comments: Will discuss at September meeting.

- 10. Old Business
- 11. New Business
- 12. Adjournment

The meeting adjourned at 9:25 PM.