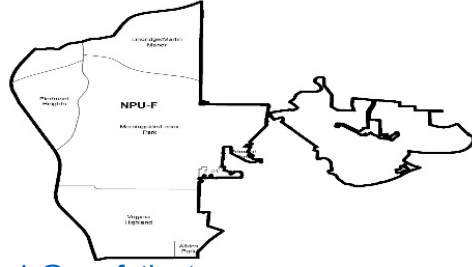


# NEIGHBORHOOD PLANNING UNIT – F

## MEETING INFO

**Date & Time:** Monday, February 18, 2019 – 7:00 PM  
**Location:** Hillside Facility  
1301 Monroe Drive Atlanta, GA 30306-3439



## CONTACT INFO

Debbie Skopczynski, **NPU-F, Chair** – (404) 874-7483 or [chair@npufatlanta.org](mailto:chair@npufatlanta.org)  
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## MINUTES

### 1. Opening Remarks/Introductions

The meeting was called to order at 7 pm.

One enhancement of the agenda. The VaHi Master Plan Amendment is a change to the Comprehensive Development Plan (CDP-19-17) and will require a vote by the NPU following the presentation. Copies of the CDP amendment are available on the front table.

### 2. Approval of Minutes

Thanks to Kay Stephenson for taking the minutes in January. The January minutes have been posted on the NPU-F website. There was a technical problem with the link (thanks Vic for pointing it out)

Motion to adopt minutes from January 2019 meetings carries on voice vote.

### 3. Announcements

#### **Renew Atlanta/TSPLOST Prioritization & Rebaselining Public Meetings**

Thursday, February 28th, 6:30 – 8 pm, Sutton Middle School (NW, Round 2)

Thursday, March 7th, 6:30 pm – 8 pm, Henry W. Grady High School (NE, Round 2)

See consent agenda for other upcoming events, volunteer opportunities. Also check the front table for handouts.

### 4. Reports from City Departmental Representatives

- Atlanta Police Dept. - Zone 6 - Major Klotzer, Capt Clay; Zone 2 – Major Shaw, Captain Patterson
  - Captain Clay from Zone 6 noted that crime was down 10 percent and the Super Bowl went off very well. Captain Singh from Zone 2 noted that the Super Bowl was a good opportunity to network with police from other metro areas.
  - There is no update on the Allure Gentleman's Club.
- MARTA police
  - Sergeant Johnson reported that new trains are coming into service and a new Major is taking over on March 1. The Gwinnett MARTA proposal will be voted on by County residents on March 19.

- Bureau of Housing and Code Compliance – Officer Edwards sledwards@atlantaga.gov cell 404-326-6573
  - Officer Edwards had nothing to report. Officer McKoy mentioned the changes to bulk pick-up effective April 1, 2019. Residents should call 311 for bulk pick-up at least five business days ahead and leave items out the evening before the scheduled pick-up. He also reminded everyone that lawn services should take yard waste and not leave it for pick-up by City sanitation staff
- Public Works – Carlos Collins
  - Mr. Collins shared his phone number (404-803-9376) and email (cacollins@atlantaga.gov) in case residents have questions or concerns.

5. Comments from Elected Officials - None

6. Presentation(s)

- **Virginia-Highland Master Plan Amendment (CDP-19-17)**

**CDP-19-017:** An Ordinance to Adopt the Virginia-Highland 2018 Master Plan Update; To amend the City of Atlanta 2016 Comprehensive Development Plan (CDP) so as to incorporate the plan into the CDP, and for other purposes.

Comments: A representative from the VHCA described the clarifications and updates to the Virginia-Highland 2018 Master Plan. The changes include clarifying the height transition for future development in the Ponce Place area and preserving historic homes and their associated zoning in the Cresthill/Monroe area.

VHCA Report: Approved

NPU-F Action: Motion to recommend approval carries by a vote of 33 ayes 2 nays 0 abstentions

7. Planner's Report- Doug Young

Mr. Young mentioned that nominations are due for 43<sup>rd</sup> Annual Design Awards by March 8. All NPUs can submit nominations.

8. Committee Reports

- Lindridge-Martin Manor Neighborhood Association – Kevin McBride, President; Rich Sussman, NPU Rep  
No report
- Morningside-Lenox Park Association – Charlie Nalbhone, President & NPU Rep; John Ayers, Zoning & NPU Rep  
No report
- 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  
This year’s Summerfest 5K Road Race will take place on June 1.
- Virginia-Highland Business Association (VHBA) –Lynn DeWitt, NPU Rep  
No report
- Edmund Park – Aruna Narasimhan, President, Pete Densmore, Neighborhood Rep; Sally Montgomery, Zoning  
The Edmund Park Civic Association is holding its annual meeting on March 13 with Councilmember Ide as the featured speaker.
- Emory/CDC Area/Druid Hills  
No report
- Parks, Trees, and Environment – Rich Sussman/Jack White  
More trees are being planted in the Virginia-Highland area.
- Public Safety Committee – Jim Hardy  
No report.
- Education Committee (vacant)

Chair report:

- The Man Cave LRB application has still not been scheduled for a License Review Board meeting. Will keep you informed if/when it is scheduled. LRB hearings are held every other Tuesday at City Hall at 5 pm. We haven’t been able to get any info from the applicant or the City on the status.
- Last month we deferred V-18-377 at 865 Greenwood Ave NE. The applicant has since withdrawn her application so it is not on the agenda tonight.
- Volunteers are needed to replace the Zoning Chair and to share the secretary role. Last year, we’ve had 2 secretaries, but maybe with 3 the job would be less daunting.
- An NPU-F Zoning Committee and Executive Committee meeting was held on January 28<sup>th</sup>. The following items were discussed:
  - Detailed presentation of rezoning and CDP application at 675 Drewry. No recommendation was made at this meeting. Neighbors from adjacent Highland Green were present to ask questions.
  - VaHi Master Plan amendment was presented by Virginia-Highland.
  - Proposed by-law amendments
    - Addition of Druid Hills (North) and Emory/CDC area into by-laws. A Druid Hills representative is going back to DHCA to discuss proposal to add a representative to the NPU-F executive committee.
    - Clarification of Areas of Interest by geographic district and addition of Cheshire Bridge Corridor and Emory annexation area as additional areas of interest. An Area of Interest specifies which neighborhoods will be consulted when there are applications or issues.
    - Consolidation of entire Armour/Ottley area into Piedmont Heights neighborhood; Jim Hardy to ask PHCA if interested
    - Recommendation to remove VaHi Business Association due to inactivity
    - Update document from Bureau of Planning to Department of City Planning
    - Rewording of Article X – Coordinating with Neighboring Civic Associations
- APAB report- did not attend meeting. Felicia Moore gave presentation on the proposed Office of Independent Compliance. No quorum at the meeting.
- Materials on the front table – please pick up...

- Presentation of the Cascade Heights Oral History Project on February 25<sup>th</sup>, 6 pm at Clark Atlanta University Woodruff Library.
- Atlanta Placemaking Program – all NPUs are invited to apply for a grant of \$5,000 to \$50,000. Informational meeting to be held Tuesday, February 26<sup>th</sup> – details on their website. Deadline is Friday March 29<sup>th</sup>.
- Flyers on the Shareable Dockless Mobility Devices new rules for riding and parking (2 flyers). There is information about Enforcement and Community Reporting of Incorrectly Parked Devices.

9. Matters for Voting

<b>NPU-F Consent Agenda</b>			
<b>Board of Zoning Adjustment</b>			
<b>Application</b>	<b>Address</b>	<b>Request</b>	<b>Neighborhood Recommendation</b>
<a href="#">V-19-17</a>	<b>750 Virginia Circle NE</b>	Applicant seeks a variance from the zoning regulations to 1) reduce the required front yard setback from 35 feet to 31 feet and 2) reduce the required west side yard setback from 7 feet to 3 feet to construct a second story addition.	<b>VH: Approval</b>
<b>Special Events Applications</b>			
<b>Event</b>	<b>Date</b>	<b>Event Type</b>	<b>Recommendation</b>
<b>2019 Kidfitstrong Fitness Challenge Atlanta</b> Howard Daniel	<b>March 2, 2019</b>	<b>Piedmont Park/Meadow</b> Class E/1,500 Participants	<b>Approve</b>
<b>13th Annual Atlanta Vision Walk</b> Tiffany Hoffman	<b>April 6, 2019</b>	<b>Piedmont Park/Active Oval</b> Class E/400 participants	<b>Applicant states that event moved from Piedmont Park</b>
<b>2019 Wanderlust Festival</b> Brian Preyers	<b>April 6-7, 2019</b>	<b>Piedmont Park/Meadow</b> Class E/1,900 Participants	<b>Approve</b>

**NPU Action:** Motion to approve the consent agenda carries on voice vote.

<b>Special Event Application(s) – MOSE</b>		
<b>Event Name</b>	<b>Event Location</b>	<b>Event Date</b>
<a href="#">Atlanta Dogwood Festival</a> Rebekah Jones	Piedmont Park Class A/ 90,000 participants	April 11-14, 2019

Comments: Brian Conlon noted that he organizers of the Dogwood Festival will hold a welcome party for the neighborhood on April 11. Fees from the festival go towards high school arts associations.

NPU-F Action: Motion to support application carries by voice vote.

<a href="#">Great Southern Beer Festival</a> Catie Schreiman	797 Virginia Avenue (John Howell Park) Class D/2000 participants	April 27, 2019
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Comments: Sale of alcohol to underage drinkers will be prohibited and open containers will not be permitted from leaving the area through the use of wristbands and the positioning of police officers at the exits/entrances.

NPU-F Action: Motion to support application carries by voice vote

**Liquor License Application(s) – LRB**

<b>Name of Business</b>	<b>Type of Business</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Request</b>
<a href="#">Tin Lizzy's Cantina</a> <b>(Vote Required)</b>	Restaurant	Michael Evertsen	1540 Avenue Place	Annexed

Comments: Druid Hills had no comment.

NPU-F Action: Motion to support application approved unanimously by voice vote.

**Board of Zoning Adjustment Application(s) – BZA**

**V-19-3 520 Allen Road NE**

Applicant seeks a variance from the zoning regulations to 1) reduce the required west side yard setback from 7 feet to 5 feet 4 inches and 2) reduce the required east side yard setback from 7 feet to 3.5 feet to construct a new single-family residence.

**PHCA Report:** PHCA voted to support the application.

Comments: This is an ADA compliance issue.

NPU-F Action: Motion to support application unanimously approved by voice vote.

**V-19-09 705 Park Drive NE**

Applicant seeks a variance from the zoning regulation to reduce the required northern side yard setback from 7 feet to 3.1 feet for a single-family addition.

**VHCA Report:** The applicant seeks a variance to reduce the north side-yard setback from 7 feet to 3.1 feet to replace and slightly expand an elevated screened-in porch. The applicant amended her original survey to reflect city standards on impervious surfaces and to include two multi-stem trees. No trees will be impacted and adjoining property owners have been notified. The applicant/owner has agreed to remove 200+ square feet of existing concrete patio, reducing the impervious lot coverage to less than 50%. Both the Planning Committee and VHCA Board of Directors unanimously recommended approval.

NPU-F Action: Motion to support application unanimously approved by voice vote.

**Zoning Review Board Application(s) – ZRB**

**Z-18-147 675 Drewry Street NE**

Applicant seeks to rezone the .353 acre property from the I-1 (Light industrial) zoning designation to the MRC-3 (Mixed residential and commercial, maximum floor area ratio of 7.2) zoning designation for a mid-rise condominium development. [SITE PLAN](#)

**VHCA Report:** This project comes to us with less than the maximum height and supports a residential use in the Beltline Overlay. Two residents from the Highland Green condos at 678 Drewry (immediately to the east) met with the applicants on their own and attended the NPU and VHCA Planning meetings and the VHCA BoD meeting. A wide variety of observations and concerns were expressed and examined, including that:

- (1) the building could and should have been built higher (we do not see that as a negative);
- (2) it might not be connected to or become an official entrance to the BeltLine (the applicants met with ABI, and it will be);
- (3) the project didn't provide a sidewalk in front of their new building on Drewry (it does);
- (4) it would encourage more pedestrian traffic down Drewry from Ponce Place (it may);
- (5) it does not add new sidewalks on Drewry on the side of the R-5 homes fronting on Ponce Place (that is true, but the applicants have no purview over privately owned properties);
- (6) new auto traffic would flood the area (the projected volumes are light, the building has the minimum required parking, and every space is specifically assigned to a resident);
- (7) the building might become commercial (the applicants have agreed to exclude such uses);

- (8) it should include a new 4-way stop at Drewry and Ponce Place, which will discourage traffic from cutting through their privately-owned condo road from Drewry to Greenwood (in accordance with the VaHi Master Plan update, the applicants have agreed to pay for such 4-way stop signs);
- (9) there is a notch on the corner of the building design of unknown purpose (it's still not known);
- (10) there could be privacy issues attending the fenestration design on the new building's east wall (there will be no fenestration there);
- (11) there is insufficient room for the safe construction of the project (the professional builders believe that there is, and it is their legal responsibility to meet that standard.)

In the course of the application and the Master Plan update, the VHCA Planning Committee and BoD considered the following planning points and perspectives:

- The consensus of ABI's original public hearings on land use in the area more than 15 years ago was that the BeltLine from Virginia Ave. to Ponce de Leon Ave. would house the neighborhood's densest residential development.
- The BeltLine Subarea 6 Master Plan delineated this area as a higher density 9-floor zone in 2011.
- There has been neighborhood and City consensus that this previously industrial area of the BeltLine is most appropriate to become a future transit-supportive type of use and density.
- The BeltLine plan was adopted by the City and has been official policy for 7+ years and was reflected in the VaHi Master Plan adopted after a nearly year-long public process in 2014.
- The pending Virginia-Highland Master Plan update provides additional measurable detail for the 9-floor higher density zone by calling for additional traffic calming improvements and by also making it very clear where the 9-floor zone is and where it isn't.
- Citizen input in public meetings at Grady High School and the Virginia-Highland Church in 2018 during the Fuqua/Invest Atlanta proposal process reaffirmed protecting the existing uses west of Monroe Drive and community support for greater density from Virginia to Ponce de Leon Avenue.
- This Drewry rezoning application is consistent with the 2011 BeltLine plan while also being consistent with the Virginia-Highland Master Plan update in its support of traffic calming recommendations and being under the allowable 9-floor height for this area.
- The zoning district choice is directly tied to the Land Use designation needed to allow a 2.0 FAR.
- Atlanta offers 2 options for multi-family at 2.0 FAR: a Mixed Use Land Use designation or a Very High Density Residential Land Use designation. There are several other properties with Mixed Use Land Use designation nearby in this area; there are no such properties with Very High Density Residential. After a careful examination and discussion, the committee decided to go with the Mixed Use Land Use designation – and that leads to and is supported by MRC3.
- The only other detail related to this approach was a desire to make sure that with MRC3 is paired with assurances that big retail would not be allowed, which this project conforms with.

Both the Planning Committee and VaHi Board of Directors unanimously recommended approval of this land use and zoning proposal.

Comments: Opponents to the application cited the lack of front and side setbacks and asked that the footprint be made smaller (adding additional height) with appropriate screening. They were also concerned about the increased amount of traffic and that the design called for two garage entrances on Drewry. In addition, there were concerns that there was insufficient room for safe construction of the project.

Those in favor of the application indicated that the plan was compatible with the Virginia-Highland Master plan (including the amendment supported at this meeting) and the Sub-Area 6 Beltline Plan. They noted that the proposed Mixed Use-High Density Residential land use designation was consistent with NPU-F CDP Land Use policies.

**NPU-F Action:** Motion to support application failed with a vote of 21 Ayes 26 Nays 0 Abstain

Motion to NOT SUPPORT approval of the rezoning from I-1 to MRC-3 CARRIED by a vote of 23 Ayes 21 Nays 0 Abstain

**Z-19-14 Emory University, Children’s Healthcare of Atlanta, The Centers for Disease Control, Georgia Power Company, Villa International, and Synod of South Atlantic & Presbyterian Church (USA), Inc.**

An Ordinance by Councilmember Jennifer N. Ide to zone property owned by Emory University, Children’s Healthcare of Atlanta, The Centers for Disease Control, Georgia Power Company, Villa International, and Synod of South Atlantic & Presbyterian Church (USA), Inc. from the O-I-C (Office institutional conditional), MR-4A-C (Multi-family residential conditional) MRC-3-C (Mixed residential commercial conditional), R-3-C (Single-family residential conditional), R-4-C (Single-family residential conditional), AND HC-20B SA 4-C (Druid Hills Landmark Historic District Sub-Area 4 conditional) zoning districts to the O-I-C (Office institutional conditional), O-I (Office institutional), MR-4A-C (Multi-family residential conditional) MRC-3-C (Mixed residential commercial conditional), R-3 (Single-family residential), R-4-C (Single-family residential conditional), R-4 (Single-family residential), and HC-20B SA 4 (Druid Hills Landmark Historic District Sub-Area 4) zoning districts for a change in conditions and to remove conditions; and for other purposes.

Comments: This action seeks to eliminate the DeKalb overlay over the COA zoning rules. After hearing comments from the Druid Hills neighborhood, recommendation to defer voting on the application for one month to allow time for the Druid Hills Civic Association executive committee and neighborhood to discuss and make a recommendation. The entire Emory/CDC area/et al property annexed into Atlanta in 2018 is within the boundaries of the Druid Hills neighborhood. NPU-F will work with Druid Hills during this time to help them better understand the City of Atlanta zoning ordinances from the perspective of a neighborhood and NPU-F zoning processes.

NPU-F Action: Motion to defer the application approved. 18 Ayes 2 Nays 0 Abstain

**Text Amendment(s) – Comprehensive Development Plan**

CDP-19-14 675 Drewry Street

An Ordinance to amend the Land Use Element of the 2016 Atlanta Comprehensive Development plan (CDP) so as to re-designate property located at 675 Drewry Street from the High-Density Residential (HDR) land use designation to the Mixed Use - High Density (MUHD) land use designation and for other purposes (Z-18-147).

VHCA Report: see comments on rezoning application

Comments: see discussion on rezoning application.

Motion for no change to the Land Use Element 15 Ayes 8 Nays 0 Abstain- Motion carried.

**Proposed Legislation – Atlanta City Council**

**Legislation**

18-O-1299

A substitute Ordinance by Finance/Executive Committee amending Chapter 30, Article III, Division 1, Section 30-62 Administrative Fee Amounts – Tax Rate Structure 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.

COST RECOVERY

Comments: This is the 3<sup>rd</sup> version of this legislation reviewed by the NPU. While we appreciate the cost recovery analysis that was provided this time, we continue to oppose any increase until the overall business renewal process becomes more efficient and the online renewal process is fixed.

It is unreasonable to significantly increase the cost of renewing a business license while expecting business owners to spend the better part of a day each year to do so. Increasing the efficiency should eliminate or reduce direct labor costs and indirect costs for paper, printing, postage and physical storage and records management.

NPU-F Action: Motion to **oppose** the proposed legislation was approved unanimously by voice vote.

10. Old Business - None

11. New Business - None

12. Adjournment

The meeting adjourned at 9:50 pm.