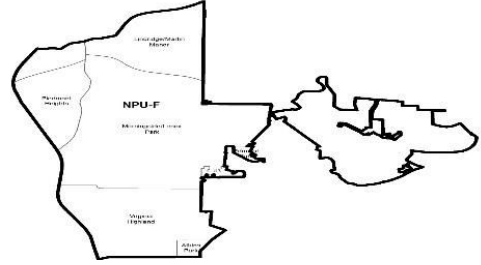


# NEIGHBORHOOD PLANNING UNIT – F

## MEETING INFO

**Date & Time:** Monday, March 18, 2019 – 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](mailto:chair@npufatlanta.org)  
Doug Young, **City of Atlanta, Planner** – (404) 330-6702 or [dyoung@AtlantaGa.Gov](mailto:dyoung@AtlantaGa.Gov)  
Erica Pines, **City of Atlanta, Asst. Director** – (404) 546-0159 or [epines@AtlantaGa.Gov](mailto:epines@AtlantaGa.Gov)  
Keyetta Holmes, **City of Atlanta, Interim Director** – (404) 546-0166 or [kmholmes@AtlantaGa.Gov](mailto:kmholmes@AtlantaGa.Gov)

## AGENDA

### 1. Opening Remarks/Introductions

Debbie Skopczynski was away. The meeting was chaired by Vice-chair Kay Stephenson and called to order at 7:00 pm.

Motion to add a presentation by the Adult Outreach Librarian from the Atlanta-Fulton Public Library Amended agenda carries on voice vote.

### 2. Approval of Minutes

Thanks to Aruna Narasimhan for taking the February minutes. Unfortunately, they were not available for distribution this month so we will approve them next month.

### 3. Announcements

Reminder that all **votes taken at the NPU are only recommendations** to one of the various City Boards.

### 4. Reports from City Departmental Representatives (please limit presentation to 3 minutes)

- Atlanta Fire Department – Station 19 North Highland; Station 29 Monroe

Captain Dwayne Johnson from Station 19 reported that the department is conducting a program in area high schools to encourage students to consider a career in firefighting. The next group of recruits are being trained.

- Atlanta Police Dept. - Zone 6 - Major Klotzer, Captain Clay; Zone 2 – Major Shaw, Captain Tony Singh

The beat realignment from Zone 2 to Zone 6 has been completed. All areas to the left of Cheshire Bridge Road going south are now in Zone 6. The 911 switchover has also been completed. Eight new officers have been assigned to Zone 6. The officers also shared information on recent high profile arrests including Larry Burke who has been arrested over 40 times for package and other thefts.

- Fulton County Community Prosecutor - Zone 2 – Nemonie Nooks; Zone 6 - Keith Lamar Jr; Court Watch Coordinator – Krystal Lunsford

Nemonie Nooks ([nemonie.nooks@fultoncoga.gov](mailto:nemonie.nooks@fultoncoga.gov)) has replaced Brendan Dougherty as the Community Prosecutor for Zone 2. She noted that CourtWatch training will be offered on April 27<sup>th</sup>.

- Bureau of Housing and Code Compliance – Officer Edwards [sledwards@atlantaga.gov](mailto:sledwards@atlantaga.gov) cell 404-326-6573

Officer Edwards reported that a new civil process has been instituted against LLCs that own property in residential areas.

- Department of Public Works Code Enforcement – Officer McKoy, 404-276-1187

Officer McKoy mentioned the changes to bulk pick-up effective April 1, 2019. Residents should call 311 for bulk pick-up from five business days ahead to the day before and leave items out the evening before the scheduled pick-up. Lawn bags numbering more than 20 should be scheduled for bulk collection so long as they are not generated by a yard service. He also reminded everyone that lawn services should take yard waste and not leave it for pick-up by City sanitation staff.

5. Comments from Elected Officials- None

6. Presentation(s) –

The Atlanta-Fulton County Library System has an initiative to bring the library to neighborhoods, schools, association meetings, among other groups. Contact Adult Outreach Librarian Oscar Gittemeier ([Oscar.gittemeier@fultoncountyga.gov](mailto:Oscar.gittemeier@fultoncountyga.gov)) for details. The library also offers many new resources such as passes to allow families to attend various local amenities for free such as Zoo Atlanta. Stop by the library to pick up a pass. Mr. Gittemeier also signed up residents who needed a library card.

7. Planner's Report-Doug Young

Nothing to report

8. Committee Reports

- Lindridge-Martin Manor Neighborhood Association – Kevin McBride, President; Rich Sussman, NPU Rep  
Now have full funding for Armand Park
- Morningside-Lenox Park Association – Charlie Nalbhone, President & NPU Rep; John Ayers, Zoning & NPU Rep

Concerts in the park started up on March 15 and the next concert is scheduled for April 12<sup>th</sup>.

- Piedmont Heights Civic Association – Gary Dresser, President; Jean Johnson and Tim Berube, NPU Reps

Gotham Way Park was officially opened on March 18. Grand opening was a great success.

- Virginia-Highland Civic Association (VHCA) –David Brandenberger, President; Barry Loudis and Kay Stephenson, NPU Reps

This year's Summerfest and 5K Road Race will take place on June 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

The Edmund Park Civic Association held its annual meeting on March 13 with Councilmember Ide as the featured speaker.

- Emory/CDC Area/Druid Hills  
The Druid Hills Tour of Homes will be held from April 12 through 14

- Parks, Trees, and Environment – Rich Sussman/Jack White

Rich Sussman shared a letter that the committee plans to send to the city. The request to the city includes a pre-view of trees as part of the permitting process, enforcing the existing tree ordinance and increasing the compensation from cutting down of high value trees.

NPU-F Action: The residents unanimously supported sending the letter to the city.

- 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. 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.
  - o Neighbors – let Jane or I know if you see any activity at the location.
- **Club Allure** – Have not heard any further complaints about Club Allure off of Cheshire Bridge.
- **NPU Grant Cycle** – Grant applications were awarded by the Office of Zoning and Development – need invoices no later than 4/10
  - o **Gotham Way Park (PHCA)** - \$2,000
  - o **Children-friendly Common Area** in Edmund Park - \$1,040
  - o **John Howell Park Rain Garden (VHCA)** - \$1,000 (plus requested \$1,250 if additional grant funds are available)
- Volunteers are needed to replace the Zoning Chair and to share the secretary role. This year, we've had 2 secretaries, but maybe with 3 the job would be less daunting.
- APAB report
  - o Heather Alhadeff gave a short presentation on the Urban Ecology Framework. She said that they will be attending NPU meetings in April to do a presentation. Also reiterated that they have not started rewrite of the Tree Ordinance update.

- o Erica Pines, Assistant Director of Neighborhood Coordination – the NPU’s primary contact in the city, is leaving to take a new job at MARTA in External Affairs. No announcement on her replacement.
- o No quorum - again

9. Matters for Voting

**Consent Agenda:**

**Board of Zoning Adjustment**

Application	Address	Request	Neighborhood Recommendation
8	1337 Greenland Drive NE	Applicant seeks a variance from the zoning regulations to 1) reduce the required front yard setback from 35 feet to 32.4 feet and 2) reduce the required north side yard setback from 7 feet to 3.2 feet for the construction of a second story addition to a single-family residence.	Approval

**Special Events Applications**

Event	Date	Event Type	Recommendation
<u>Let Your Light Shine Talent Showcase for Depression &amp; Suicide Awareness</u> Sashe Omogiate	11, 2019	Piedmont Park/Meadow Class E/200 Participants	Applicant not Present. Removed from Consent Agenda

- **NPU Action:** The consent agenda was approved after removing the Let Your Light Shine Talent Showcase (applicant was not present).

Special Event Application(s) – MOSE			
Event Name	Event Organizer	Event Location	Event Date
<u>Let Your Light Shine Talent Showcase for Depression &amp; Suicide Awareness</u>	Sashe Omogiate	Piedmont Park	May 11, 2019

NPU-F Action: Deferred. Applicant not present

Liquor License Application(s) – LRB				
Name of Business	Type of Business	Applicant	Property Address	Request
<u>Cheshire BP</u> <b>(Vote Required)</b>	Convenience Food and Gas	Rajabal M. Vivani	2320 Cheshire Bridge	Change of Ownership

Comments:

NPU-F Action: Motion to recommend approval carries by voice vote with one in opposition.

<u>Woofs Sports Bar</u> <b>(Vote Required)</b>	Restaurant	Gregory G. Hugues	494 Plasters Avenue	Transfer of Location
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NPU-F Action: Motion to recommend approval carries by voice vote:

Desta Ethiopian Kitchen	Restaurant	Titi Demissie	1520 Avenue Place NE	Emory Point Annexation
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Comments: This application was not received by the NPU-F chair, nor did it appear on the agenda. However, the attorney for the applicant did have the appropriate paperwork in hand, and their LRB hearing date was schedule prior to the next NPU-F meeting.

**NPU-F Action:**

Motion to amend the agenda to add Desta Ethiopian Kitchen liquor License Application carries on voice vote.  
 Motion to recommend approval of application carries on voice vote:

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

**V-19-39 1109 Los Angeles Avenue NE**

Applicant seeks a variance from the zoning regulation to reduce the required east side yard setback from 7 feet to 3 feet in order to build an accessory structure at the rear of the property.

VHCA Report: Applicant Mark Arnold on behalf of homeowners Peter and Eden Kaye request a reduction in the east side yard setback to 3.0 feet (from 7.0 feet) for the construction of an accessory structure near the rear of the property. This structure would be slightly closer to the property line than the existing home structure (4’4”). Applicant and homeowner understand that the resulting lot coverage from this construction (49.6%) will leave virtually no option for incremental lot coverage without an additional variance application. A tree is close to the construction zone but destruction of such tree is not expected. Adjoining property owners have been notified and the Planning Committee and VaHi Board of Directors unanimously voted to support this application.

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

**V-19-42 600 Wimbledon Road NE**

Applicant seeks a variance from the zoning regulation to 1) reduce the transitional use distance required from 100 feet to 20 feet to allow a service station on a lot that abuts RG-3 where the use is prohibited within the first 100 feet of a lot (wider than 100 feet) that abuts the RG zoning district.

PHCA Report: Support application

MLPA Report: Approved with the following conditions; 12-0-0

- 1) The curb cuts shall be delineated and installed as shown on the site drawings dated 1/17/19.
- 2) Landscaping shall be installed between the two curb cuts behind the sidewalks to help separate and distinguish the two entrance /exits.
- 3) There shall not be any single beers, single cigars, or rolling papers sold.

Comments: An SAP is required for this location (Beltline Overlay District). Extensive discussion of the orientation of structures, ingress and egress for both patrons and fuel trucks, pedestrian safety, etc. Both the address of the property (on Wimbledon not facing Piedmont) and the turning radius required for tanker trucks dictates the configuration as shown in the application.

**NPU-F Action:** Motion to recommend approval with the three conditions approved by MLPA (above) carries on voice vote with one in opposition.

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

**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 legislation was deferred in February to allow time for the adjacent DeKalb County neighborhoods to review and make recommendations. (note: NPU-F approved conversion of zoning designations from DeKalb County to City of Atlanta in summer 2017).

Representatives from Druid Hills, Victoria Estates, and Mason Mill neighborhoods expressed concern that residents adjacent to the newly annexed area and not living in NPU\_F will lose standing to contest future developments. Suggestion was made that these parties be invited to attend NPU meetings and participate in discussions on matters that affect them, and that the NPU entertain a straw vote from affected non-members relative to such matters.

NPU-F Action: Motion to defer a vote for another month to allow Druid Hills Civic Association to negotiate with Emory and Jennifer Ide: 4 aye, 11 Nays, 0 abstentions. Motion does not carry.

NPU-F Action: Motion to recommend support approved 12 Ayes, 1 Nays, 0 Abstentions.

**U-19-4** 987 Bellevue Drive NE

Applicant seeks a special use permit to operate a day care center.

VHCA Report: Applicant Grace Evangelical Lutheran Church of Atlanta request support of the operation of an on-site day care facility. The operational hours will be 8:00 AM-1:00 PM Monday thru Friday weekly and the maximum children in attendance will be 20. Parking, drop-off and pick-up will be contained to the existing property footprint. Adjoining property owners have been notified and the Planning Committee and Va-Hi Board of Directors unanimously voted to support this application.

Comments:

NPU-F Action: Motion to recommend approval carries on voice vote with condition that operation will be from 8 am – 1 pm Monday through Friday only and that they will serve a maximum of 20 children.

<b>Text Amendment(s) – Zoning Ordinance</b>		
<b>Legislation</b>	<b>Public Hearing</b>	
<p><b>Z-19-04 (Vote Required)</b>                      An amended ordinance to amend the 1982 Atlanta Zoning Ordinance, as amended, City of Atlanta Code of Ordinances Part 16, Chapter 36, Section 16-36.011, so as to amend BeltLine Overlay District Regulations to establish development controls for data centers within 500 feet of the BeltLine corridor; and of other purposes. <u>FACT SHEET</u></p>	<p>Zoning Review Board                      – City Hall                      Council Chambers</p>	<p>April 4 or 11,                      2019</p>

Comments: There were questions about size and spacing of data center, noise requirements because data centers have to regularly run diesel engines. These engines provide back-up power and must be run periodically to remain in working order.

Another member questioned whether there were any requirements for the use of solar power.

NPU-F action: Motion to recommend approval carries on voice vote with one resident voting against and with feedback that requirements for solar power and noise limit should be considered

### Public Notice

#### Caper Review for NPUs (Information Only)

A draft of the City's Comprehensive Annual Performance and Evaluation Report (CAPER) will be available for citizen review and comment in the Office of Grants Management, 68 Mitchell Street, 4100. Draft will be available February 28, 2019 – March 28, 2019. Final report is due to HUD no later than March 31, 2019.

10. Old Business
11. New Business
12. Adjournment

The meeting adjourned at 8:59 pm.