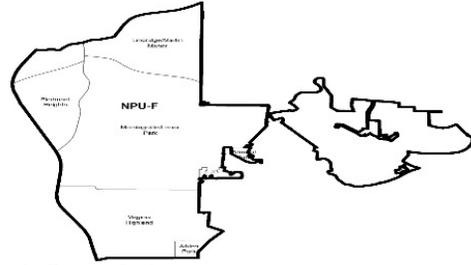


NEIGHBORHOOD PLANNING UNIT – F

MEETING INFO

Date & Time: Monday, December 17, 2018 – 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

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AGENDA

1. Opening Remarks/Introductions

The meeting was called to order at 7 pm.

The agenda lists a presentation by Grady students. They are unable to be present tonight and hopefully, will be able to be at the January 2019 meeting. Instead, Gerry Neumark, APAB's representative to the City's Ethics Board (and former NPU-F Vice-chair) has asked to present to the NPU. A motion to add a presentation by Gerry Neumark, carries by voice vote.

2. Approval of Minutes

Thanks to Aruna Narasimhan for taking the minutes last month. Unfortunately, the November 2018 minutes have not been posted on the NPU-F website and will be approved in January 2019.

3. Announcements - None

4. Reports from City Departmental Representatives

- Atlanta Fire Department – Station 19 North Highland; Station 29 Monroe
 - Chief Harris from Battalion 15 noted that dry Christmas trees are a major cause of home fires during the holidays. The Fire Department now has a phone app with contacts and information. It's available in the App Store. Smoke detectors, including installation, are available from the fire stations.
- Atlanta Police Dept. - Zone 6 - Major Klotzer Zone 2 – Major Shaw, Captain Patterson
 - Zone 6 was represented by Lieutenant Crowder (djcrowder@atlantaga.gov) who reported that the zone was using the upcoming New Year's Eve events as a dry run to prepare for the Super Bowl. Package thefts and car break-ins continue to be a major problem. On the positive side, three crews breaking into cars in the Ponce corridor have been apprehended.
 - In response to a question from the audience, Captain Petersen (rpetersen@atlantaga.gov) from Zone 2 said he would follow up on the homeless encampment on Lindbergh Way.
- Bureau of Housing and Code Compliance – Officer Edwards sledwards@atlantaga.gov cell 404-326-6573 and Officer McKoy
 - Officer Edwards -The property owner at 772 Highland paid fine and has agreed to fix the violations.
 - Officer McKoy- Club Allure has been cited but the owner did not show up to court.
- Public Works – Carlos Collins, 404-803-9376 or cacollins@atlantaga.gov.
 - The sidewalk at Ponce and Bonaventure will be repaired after the Christmas break. NPU attendees raised concerns regarding potholes in the road near Murphy's restaurant and guidewires near the power pole on Lindbergh Road.

5. Comments from Elected Officials

- Councilmember District 6 – Jennifer Ide (Lance Orchid & Kent Strickland, staff)
Councilmember Ide discussed TSPLOST projects slated for implementation in 2019 District 6. Shortfalls in sales tax collections and higher steel prices have hurt funding availability. “Vertical” projects that have been funded include the fire station renovations and refurbishment of tennis courts. “Horizontal” projects under consideration include resurfacing Citywide roads but in the absence of a complete street projects, it’s difficult to identify and prioritize road repairs. The Monroe Complete Streets project is her top priority

6. Presentation(s)

Grady Student Presentation on Safety at 10th Street and Monroe Drive – the presentation was deferred to the January NPU Meeting.

Gerry Neumark gave a special presentation on the roles and responsibilities of the City Ethics Board. The Board is approved by City Council but independent of the City and operates within the framework of the City’s Code of Conduct. Referrals to the Board are made by the City Ethics Office or via an anonymous City hotline.

7. Planner’s Report - None

8. Committee Reports

- Lindridge-Martin Manor Neighborhood Association – Kevin McBride, President; Rich Sussman, NPU Rep
 - o No report
- Morningside-Lenox Park Association – Charlie Nalbone, President & NPU Rep; John Ayers, Zoning & NPU Rep
 - o No report
- Piedmont Heights Civic Association – Gary Dresser, President; Jean Johnson and Tim Berube, NPU Reps
 - o No report
- Virginia-Highland Civic Association (VHCA) –David Brandenberger, President; Barry Loudis and Kay Stephenson, NPU Reps
 - o The December Tour of Homes was a success, despite the rain. The VHCA has purchased and planted 21 new trees in the Atkins Park node of Va-Hi and decorated the downtown area for the holidays.
- Virginia-Highland Business Association (VHBA) –Lynn DeWitt, NPU Rep
 - o No report
- Edmund Park – Aruna Narasimhan, President, Pete Densmore, Neighborhood Rep; Sally Montgomery, Zoning
 - o No report
- Emory/CDC Area/Druid Hills
 - o No report
- Public Safety Committee – Jim Hardy
 - o Package thefts are biggest safety issue in the NPU.
- Education Committee (vacant)

- Parks, Trees and Environment
 - Tree Ordinance Letter to Commissioner Keane- Stephanie Coffin shared a draft letter to Tim Keane, the City Planning Commissioner, expressing concerns about the lack of transparency and public input into the City’s efforts to revise the tree ordinance. The major concerns center on the high rate of tree loss in the NPU and the lack of recordkeeping by the City of trees that are taken down. With a voice vote (one in opposition), the NPU approved sending the letter to Commissioner Keane.
 - Rich Sussman commented on the great work being done by Trees Atlanta to inventory trees and their neighborhood programs to plant trees at no cost to homeowners.

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.
 - Neighbors – let Jane Rawlings or Debbie Skopczynski know if you see any activity at the location.
- **NPU Grant Cycle** – Grant applications were sent to the Office of Zoning and Development
 - **Gotham Way Park (PHCA)** - \$2,000
 - **Children-friendly Common Area** in Edmund Park - \$1,040
 - **John Howell Park Rain Garden (VHCA)** - \$1,000 (plus requested \$1,250 if additional grant funds are available)
- APAB's annual **Neighborhoods Matter Awards** were presented to NPU nominees on December 15th at their monthly meeting. Hillside Center was recognized of for their long-time support of NPU-F by providing a space for monthly NPU meetings. Awardees will receive a nice plaque from APAB. Hillside will be invited to come to our January meeting to formally be acknowledged.
- Rich Sussman, Jane Rawlings and Debbie Skopczynski attended the Municipal Court hearing for **Allure Gentleman’s Club** (LMM) on December 12th. Officer McKoy cited the property for excessive trash. Accela is also showing that the club has been cited for being open for business on Sunday after 8 pm. We’ll be watching both cases closely and will keep the neighborhood informed.
- 3 members of the Executive Committee are “retiring” from their NPU leadership roles. Thanks to Charlie Nalbone, who has been Zoning Committee Lead for the last 4 years (and several years before that in a previous stint), Winnie Currie, who has been Zoning Committee co-chair for 10+ years, and Jori Mendel, who has shared the secretary role for the last 3 years. All 3 have been outstanding members of the NPU-F family and will be missed.
- Volunteers are needed to replace the Zoning Chair and to share the secretary role. This year, we’ve had 2 secretaries, but maybe the job would be less daunting with several volunteering to help.
- An NPU-F Executive Committee/zoning meeting to discuss By-Law changes and potential rezoning application on January 28th. More to come on the agenda and meeting logistics, but please make a note on your calendars.

9. Matters for Voting

Consent Agenda:

Event	Date	Event Type	Recommendation
Rescue Dog Olympics Jill Waddell	March 10, 2019	Piedmont Park/Meadow Class E/800 Participants	Approve

- **NPU Action:** Motion to approve the consent agenda carries on voice vote. One attendee was opposed because of overuse of Piedmont Park.

Special Event Application(s) – MOSE

Event Name	Event Organizer	Event Location	Event Date
2019 Atlanta Science Festival Exploration Expo (Vote Required)	Jamie Shiver	Piedmont Park Class C/17,000 participants	March 23, 2019

Comments: Curb lane closure on 10th street

NPU-F Action: Motion to support carries on voice vote. One attendee was opposed.

Atlanta Balloon Glow (Vote Required)	Ricky Garvie	Piedmont Park Meadow Class D/8,500 participants	February 14-17, 2019
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Comments: First time event; 4 days, sound amplification until 10 pm

NPU-F Action: Applicant was not present. Action deferred to the January meeting.

Persian Community Festival (Vote Required)	Randall Fox	Piedmont Park Class E/1,999 participants	March 30-31, 2019
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Comments: Application states that this is Class E, however, website indicates that there were 13,000 attendees in 2016. This is the 5th year for this event.

NPU-F Action: Motion to support carries on voice vote. One attendee was opposed.

Piedmont Park Arts Festival	Randall Fox	Piedmont Park Class E/1,999 participants	August 17-18, 2019
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Comments: None

NPU-F Action: Action deferred until closer to the August date.

Liquor License Application(s) – LRB

Name of Business	Type of Business	Applicant	Property Address	Request
Affairs To Remember	Catering Company	Richard Wilner	415 Plasters Avenue NE	Change of Agent

Comments: None

NPU-F Action: Motion to support carries on voice vote. Approved.

CVS Pharmacy #4604	Retail Pharmacy	Wanell Sterling	865 North Highland Avenue	Change of Agent
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Comments: License to sell beer and wine.

NPU-F Action: Motion to support carries on voice vote. Approved.

Emory Conference Center Hotel (Main, Pavilion, and Wisteria)	Hotel	Peter J. Dunn	1615 Clifton Road	Change of Agent
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Comments: Druid Hills has “No Comment”

NPU-F Action: Motion to support carries on voice vote. Approved.

Houston Mill House	Convention Center	Peter J. Dunn	849 Houston Mill Road	Change of Agent
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Comments: Druid Hills has “No Comment”

NPU-F Action: Motion to support carries on voice vote. Approved.

V-18-318 1072 Monroe Drive NE

Applicant seeks a variance from the zoning regulation to 1) reduce the rear yard setback from 15 feet to 9 feet (taking into account 5 feet of the abutting alley) where 15 feet is required, 2) exceed the maximum 25 percent rear yard coverage for accessory structure to 33 percent and 3) exceed maximum lot coverage of 50 percent to 51 percent for a garden house.

VHCA Report: No notification from applicant on deferral and related documents. No action taken by the VaHi Board at this time.

Comments: This application is still being reviewed by Virginia-Highland.

NPU-F Action: Motion to defer carries on voice vote. Deferred.

V-18-344 1350 North Highland Avenue NE

Applicant seeks a variance from the zoning regulations to 1) reduce the required west side setback from 7 feet to 2.4 feet, 2) reduce the required rear yard side setback from 15 feet to 7 feet to construct a detached accessory structure, and 3) exceed total floor area of proposed detached accessory structure from 30 percent to 37 percent of the main structure.

MLPA Report: Approve 4-0-0

Comments: Applicant did not appear at November NPU meeting. There was concern about the side yard reduction to 2.4 feet since there is no room for maintenance.

NPU-F Action: Motion to recommend approval carries with 16 ayes and 6 opposed. Approved.

V-18-361 1663 North Rock Springs Road NE

Applicant seeks a variance from the zoning regulations to allow a parking turnaround in the required front yard where none is allowed.

MLPA Report: Deny 10-2-0

Comments: Variance does not meet hardship requirements. Morningside has consistently been opposed to driveways in front yards.

NPU-F Action: Motion to recommend denial carries by a vote of 16 in favor to deny, one against and 4 abstentions.

V-18-364 480 Wimbledon Road NE

Applicant seeks a variance from the zoning regulations to reduce the required east side yard setback from 7 feet to 3 feet 6 inches for a new single-family residence.

PHCA Report: Approved

Comments: none

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

V-18-371 775 Amsterdam Avenue NE

Applicant seeks a variance from the zoning regulation to reduce the required half-depth front yard from 17.5 feet to 7 feet.

VHCA Report: Applicant Monica Woods has requested a variance to reduce the half-depth side yard setback to 7.5 feet (from 15 feet) for the construction of a new residence. 775 Amsterdam is on the corner of Amsterdam and Highland Terrace. There is one tree impact expected but this tree has been deemed hazardous by the City of Atlanta because of its proximity to the existing home's foundation (3 feet). Surrounding homeowners have been notified of the application via registered mail.

It should be noted that proposed lot coverage leaves only 5 feet for additional impervious surface without a required variance. This type of variance, as is commonly known, is very difficult to acquire. Virginia-Highland Board of Directors unanimously voted to support this application with the condition that any potential future owner of this property be notified of the virtually 50% lot coverage.

Comments:

NPU-F Action: Motion to recommend approval carries by a vote of 12 ayes, 2 nays, 3 abstentions.

Text Amendment(s) – Zoning Ordinance		
Legislation	Public Hearing	
<p><u>Z-18-134 (Vote Required)</u> An Ordinance by Councilmembers Joyce Shepherd to amend the 1982 Atlanta Zoning Ordinance, as amended, by amending the C-1 (Community Business), C-2 (Commercial Service), C-3 (Commercial Residential), C-4 (Central Area Commercial Residential), C-5 (Central Business Support), I-1 (Light Industrial), and I-2 (Heavy Industrial), SPI-1 (Downtown Special Public Interest), SPI-11 (Vine City & Ashby Station Special Public Interest), SPI 12 (Buckhead/Lenox Stations Special Public Interest), SPI-16 (Midtown Special Public Interest), SPI-18 (Mechanicsville Neighborhood Special Public Interest), SPI-20 (Greenbriar Special Public Interest), SPI-21 (Historic West End/Adair Park Special Public Interest), NC (Neighborhood Commercial), and MRC (Mixed Residential Commercial) zoning districts so as to require a 1,500 foot distance between service stations; and for other purposes. FACT SHEET</p>	<p>Zoning Review Board City Hall Council Chambers 55 Trinity Avenue, 2nd Floor, City Hall</p>	<p>January 3 or 10, 2019</p>

Comments: Similar legislation has been previously discussed. In November we voted not to support Z-18-122 because we could not determine from the materials provided what actual problem the amendment was trying to solve, and the changes seemed overly broad. A number of streets in SW Atlanta were called out including University, Pryor, Metropolitan, Cleveland, Jonesboro, Sylvan, Campbellton and Lee. However the zoning change would have applied to all C1-5 and I1 or I2 zoning city-side. Also, members of the NPU observed that a time honored approach to keeping the price of gasoline low has been to locate stations in close proximity to each other to create competition.

NPU-F Action: Motion to oppose (not support) carries by a vote of 13 ayes, 3 nays.

- 10. Old Business - None
- 11. New Business - None
- 12. Adjournment at 9:45 PM