

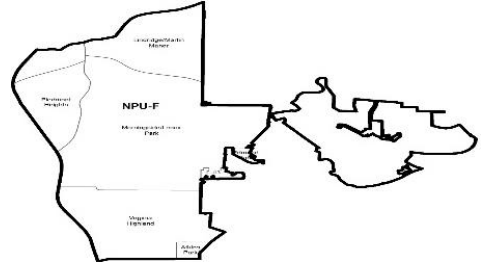
NEIGHBORHOOD PLANNING UNIT – F

MEETING INFO

Date & Time: Monday, January 21, 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

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

MEETING MINUTES

1. Opening Remarks/Introductions

The meeting was called to order at 7:00 pm.

A presentation on the Atlanta Citizen Review Board was left off the agenda under Presentations.

Motion to add ACRB presentation carries by voice vote.

2. Approval of Minutes

Motion to adopt minutes from November and December 2018 meetings carries on voice vote.

3. Announcements

No trash or recycling pick-up today because of the MLK holiday, all pick-up days will be one day later.

Renew Atlanta/TSPLOST Prioritization & Rebaselining Public Meetings

- Thursday, January 24th, 6:30 – 8 pm, Sutton Middle School (NW, Round 1)
- Wednesday, January 30th, 6:30 pm – 8 pm, Henry W. Grady High School (NE, Round 1)

Zoning Committee & Executive Committee Meeting - Monday, January 28, 7 pm, Hillside Center small conference room.

Discussion: At this meeting the committees will discuss the rezoning application for 675 Drewry Street and consider bylaw changes to incorporate areas that were annexed into our NPU last year. There was a request to add the VaHi Master Plan amendment to the agenda for discussion.

Library Renovation Public Meetings

- Ponce de Leon Library, Tuesday, January 29, 6:30 – 8 pm
- Buckhead Library on Thursday, February 7, 6:30 – 8 pm

4. Reports from City Departmental Representatives

Atlanta Fire Department – Station 19 North Highland; Station 29 Monroe – Not present due to holiday

Atlanta Police Dept. - Zone 6 – Captain Clay; Zone 2 – Sgt Krieger

Captain Clay is the new Captain in Zone 6. Captain Collier has been promoted to Major and will be in charge of the Atlanta Police Training Academy. Captain Clay has been on the force for fifteen years. He can be reached at (404) 396-2874 or abclay@atlantaga.gov. He informed us that during the Super Bowl all APD officers are working 12 hour shifts. Zone 6 officers will be patrolling our beats as usual.

Sgt. Krieger Zone 2 is the new supervisor for evening watch. However he just switched from Morning Watch so is familiar with the recent shooting at Tower Liquor and with other incidents in the area. Residents are encouraged to continue to call 911 whenever they hear gun shots or see problems. Zone 2 command staff is aware of the problems in the area and officers are patrolling in the area. Some discretionary resources are also being deployed. The new Lieutenant for Zone 2 is Anthony _____, replacing Lt. Patterson. However, concerns, video, etc. should be emailed to Major Shaw who will make sure the information is distributed appropriately.

Fulton County Community Prosecutor - Zone 2 - TBD; Zone 6 - Keith Lamar Jr; Court Watch Coordinator – Krystal Lunsford – Not present due to holiday

MARTA police -- Not present due to holiday

Bureau of Housing and Code Compliance – Officer Edwards sledwards@atlantaga.gov cell 404-326-6573 – Not present due to holiday

Office of the Solicitor's - Andrew Hughes, Solicitor – Not present due to holiday

Watershed Management – Ralph Jones Jr, rmjones@atlantaga.gov, Watershed Ambassador – Not present due to holiday

Public Works – Carlos Collins – Not present due to holiday

5. Comments from Elected Officials

Councilmember District 6 – Jennifer Ide

Renew/TSPLOST Public Meeting – January 30th 6:30 – 8:00 at Grady High School in either the auditorium, cafeteria or the gym.

Three scenarios will be presented

1. Complete streets
2. Resurfacing focused
3. Maximizing matching funds.

2nd round of input March 7th and soon after that they will announce plans and move forward.

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

Question: How will public input be taken? Based on conversation with Deputy COO Joshua Williams they will present plans via sign boards and do Q&A with small groups, rather than a large group meeting with each resident being given a couple of minutes to speak. Councilmember Ide let Renew Atlanta know that in the case of NPU-F we will want the opportunity for all attendees to hear the comments, questions and answers from other participants.

Tokyo Valentino – have not yet heard a decision from the judge on this appeal, but expect that the City will prevail

Question: Tokyo Valentino has marked Ursula's parking for their business. Why is this expansion permitted when they lost their case in court and should be closed? They bought the former Ursula's cooking school space and are just using the lot as overflow parking. City attorneys have chosen not to close them down during appeal, but once the appeal is settled Councilmember Ide expects that will be the end and they will be closed.

Annexation – Regarding final legislation to change from county to city zoning for areas annexed into the city of Atlanta including Emory/CDC/CHOA and Druid Hills (North).

The final settlement with city and county didn't automatically flip to city land use and zoning. However, the year period will be up soon and legislation will be passed to make this change. This will primarily affect Druid Hills, but also others in still unincorporated DeKalb County who may be considering annexation.

Homeless population and Super Bowl

Question: What is being done regarding the homeless population and opening of warming shelters?

Councilmember Ide has had discussions with various city official to urge them not to do anything different (i.e. arrest people and hold them in jail until after Super Bowl) just to make the city look better. She has been assured that this will not happen. As is generally done now, those who are illegally trespassing (i.e. sleeping under bridges or on private property), while be made to move along, but not arrested and belongings will not be confiscated. Signature bonds will still be used for those arrested. Councilmember Ide will stay on top of this concern.

As for the warming shelters, every attempt is being made to get homeless people into existing shelter beds or more permanent housing. However, the old Adamsville recreation center is being used for overflow. This is not ideal at this location is so far from downtown where most homeless people are located. Transportation is being arranged to Adamsville.

6. Presentation(s)

Atlanta Citizen Review Board – Jim Hardy, NPU A-F representative and public safety chair for NPU can be reached at (770) 713-8283 jedhardy@aol.com

The Atlanta Citizen Review Board was started in 2007 to review complaints against APD officers and Dept. of Corrections Officers. They investigate, review and make recommendations. They independently investigate cases but coordinate with Office of Professional Standards. In all but one case they have agreed with ACRB recommendation. In the one where they didn't agree they decided on a stiffer punishment.

To educate the public for better interactions between citizens and law enforcement, the ACRB has created a series of three online quizzes. <https://acrbgov.org/quiz/>

7. Planner's Report

Doug Young is the City of Atlanta Planner assigned to NPU-F. He is also the Assistant Director of Historic Preservation, and Executive Director of the Atlanta Urban Design Commission. He can be reached at (404) 330-6702 dyoung@atlantaga.gov

Design Awards 2019 is coming soon. This includes both the Awards of Excellence and the Community Design Awards. Nominations are due March 8th and the NPU will vote on the Community Design Awards at our March meeting. The award ceremony and reception will take place in May and is an opportunity for NPU members and city officials to interact in a social setting.

- Awards of Excellence are physical projects and programs (and sometimes people or groups) located in the City of Atlanta that have significantly contributed toward the enhancement of the City of Atlanta's built environment, the preservation of our physical heritage and the sympathetic balance between the old and the new.
- The Community Design Awards are projects, programs, or people who have made a part of the City or a neighborhood a better place to live.

More information will be made available on the website.

<https://www.atlantaga.gov/government/departments/city-planning/office-of-design/urban-design-commission/design-awards>

8. Committee Reports

Lindridge-Martin Manor Neighborhood Association – Kevin McBride, President; Rich Sussman, NPU Rep – No report

Morningside-Lenox Park Association – Ben Nemo, President & NPU Rep; John Ayers, Zoning & NPU Rep – No report

Piedmont Heights Civic Association – Jim Hardy, President; Jean Johnson and Tim Berube, NPU Reps

New Officers elected: Jim Hardy – President, Bill Compton – Vice President, Meg Anderson – Treasurer, Stuart Brooks – Secretary. Tim Berube and Jean Johnson – will continue as zoning co-chairs

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

Master Plan update complete and to be submitted to City Council. Will be reviewed at the NPU-F executive and zoning committee meeting next week.

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

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

It is planting time for Trees Atlanta. Through the Neighborwoods program and an anonymous grant, **free yard trees** are now available. Find more information on the Trees Atlanta website <https://treesatlanta.org/our-programs/neighborwoods/>

In August the **Great Georgia Pollinator Count** will be taking place. Volunteers look at a pollinator bush for 15 minutes and record a count of pollinators – not just bees. Go to ggapc.org to find more information and to plan to be involved.

Public Safety Committee – Jim Hardy

APD has announced a proposal to realign beats between zone 2 and zones 6 and 1. Beat 203 would be moved into Zone 1 and beat 213 (Morningside and possibly part of Piedmont Heights) to Zone 6. More information will be provided when available.

Education Committee (vacant) – No report

Chair report:

Need updated neighborhood contact information for Lindridge-Martin Manor, Morningside, Virginia-Highland and Druid Hills. An email was sent to Presidents last week.

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 or I know if you see any activity at the location.

No new information was reported at the meeting

Club Allure Have not heard any further complaints about Club Allure off of Cheshire Bridge.

The problems generally occur when the weather is nice and people congregate outside. Thus, it has been quiet the last month or so.

NPU Grant Cycle – Grant applications were awarded by 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) - \$2,250 –

(The NPU-F grant was higher than the allocated \$4,000 for each NPU.)

- Heads up to last year's recipients: The city requires a financial close-out. Will be in touch if anything else is required.

Volunteer Opportunities – 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.

NPU-F Zoning Committee and Executive Committee meeting will be held at Hillside on January 28th at 7 pm to discuss:

- Rezoning of Z-18-147 675 Drewry – a copy of the rezoning application is on the NPU-F website (click on 2019 variances and rezoning link). This rezoning application also requires a CDP amendment.
- Proposed By-law changes to include:
 - Inclusion of Druid Hills (North) as an NPU-F neighborhood with 2 representatives on the Executive Committee and one representative on the Zoning Committee
 - Removal of Virginia-Highland Business Association from NPU-F lists of organizations and the elimination of their two positions on the Executive Committee
 - Restructuring of the Area of Interest sections of the By-Laws by geography to provide more clarity
 - Change language from Bureau of Planning to Department of City Planning

A proposal was made from the floor to reorder the agenda to move variances earlier. This would be a change on the policy sheet, and can be discussed at the meeting.

Tree Commission Letter -

Last month the NPU voted that a letter be sent to the Commissioner of City Planning regarding the process for the pending rewrite of the Tree Protection Ordinance. The letter asked for citizen input into the process and that the provisions of the current TPO be enforced during this time. We have received a detailed, but meh, standard response from the City Aborculturalist.

Since that time, the Buckhead Council of Neighborhoods, now led by Mary Norwood, has jumped in, approved the letter and has asked for their 21 neighborhoods to sign-on. I have copies of the letter and the response if anyone is interested.

Request that the letter and response be posted on the website

Atlanta Balloon Glow – a special event that was a no-show on the December NPU agenda and deferred to the January meeting. The event is scheduled for mid-February, before the next NPU meeting. The Event Organizer was not able to attend tonight's meeting and apparently unable to find someone to attend on his behalf. Consistent with NPU-F practice, a motion to recommend Non-Support for the event was approved by voice vote.

APAB report

BeltLine TAD Advisory Committee (TADAC) – there are currently five vacancies on this committee. Please let Debbie know if you want to serve.

Code enforcement academy – Code enforcement is planning a citizen’s academy that will be held on five consecutive Saturdays. More information will be passed along with available.

New Committee – APAB is forming an ad hoc committee to improve the quality of city representative presentations and feedback loops.

9. Matters for Voting

NPU-F Consent Agenda

Board of Zoning Adjustment

Application	Address	Request	Neighborhood Recommendation
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.	Applicant has withdrawn his application
V-18-376	906 Drewry Street NE	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 4 feet for the construction of a secondary story addition in order to convert a duplex to a single-family residence.	VH: Approval
V-18-392	784 Barnett Street NE	Applicant seeks a variance from the zoning regulations to 1) reduce the required front yard setback from 40 feet to 25.4 feet and 2) reduce the required south side yard setback from 7 feet to 3.7 feet to construct a second story.	VH: Moved to regular agenda
V-18-393	795 Adair Avenue NE	Applicant seeks a variance from the zoning regulations to 1) reduce the required front yard setback from 35 feet to 25 feet and 2) reduce the required west side yard setback from 7 feet to 3.2 feet to construct a second story.	VH: moved to regular agenda

Special Events Application (MOSE)

Event	Date	Event Type	Recommendation
2019 Kidfitstrong Fitness Challenge Atlanta	March 2, 2019	Piedmont Park/Meadow Class E/1,500 Participants	Representative not present – removed

Howard Daniel			from consent agenda
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NPU Action: Motion to approve the two remaining items (V-18-318 and V-18-376) on the consent agenda carries on voice vote.

Special Event Application(s) – MOSE		
Event Name	Event Organizer	Event Location/Date
2019 KidFitStrong Fitness Challenge Atlanta (Vote Required)	Howard Daniel	Piedmont Park Class E/1,500 participants March 2, 2019

Comments: Applicant not present.

NPU-F Action: Motion to defer application passes on voice vote. .

Liquor License Application(s) – LRB				
Name of Business	Type of Business	Applicant	Property Address	Request
Publix Supermarkets #599 (Vote Required)	Food Retail Package Store	John Saneda	1544 Piedmont Avenue NE	Change of Agent

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

Little Rey (Vote Required)	Restaurant	William Ford Fry	1878 Piedmont Avenue NE	New Business
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Comments: a fast casual and somewhat healthier version of Superica. Guest will order at counter. Breakfast tacos will be available. The dragon will be painted over.

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

The General Muir (Vote Required)	Restaurant	Jennifer W. Johnson	1540 Avenue Place	New Business/ Annexation
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Comments: Druid Hills provided “no comment” on this application. This restaurant has been at the location for six years.

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

Board of Zoning Adjustment Application(s) – BZA	
V-18-377	865 Greenwood Avenue NE

Applicant seeks a variance from the zoning regulation to 1) reduce the required front yard setback from 40 feet to 32.5 feet, 2) reduce the required eastern side yard setback from 7 feet to 2 feet, 5 inches, and 3) reduce the required rear yard setback from 7 feet to 6 feet – to erect a new single-family dwelling.

VHCA Report: Has not met with applicant

Comments: Not present. Applicant has not responded to NPU. VHCA Zoning requested that NPU Chair forward zoning package.

NPU-F Action: Motion to defer to February Meeting approved on Voice Vote

NOTE: The applicant has withdrawn the application.

V-18-386 1112 Mclynn Avenue NE

Applicant seeks a variance from the zoning regulations to 1) reduce the required front yard setback from 35 feet to 22 feet to construct a porch, 2) reduce the required east side yard setback from 7 feet to 0 feet, 3) reduce the west side yard setback from 7 feet to 0 feet, 4) reduce the required rear yard setback from 15 feet to 0 feet, and 5) increase the maximum lot coverage allowed from 50% to 56% for additions to existing house.

MLPA Report: Approved 13-0-0

Comments:

This application is for landscape modifications only. A fire pit will be installed in the rear west corner of the property. A new retaining wall will be built along the back of the property with a water feature, and a new driveway and carport will be installed along the east side of the property. Permeable pavers will be used for the drive-way.

Concern was expressed about what would happen in the future if someone tears down the house. Does the variance go along with the project or the property? Could someone build a new house on the zero lot line? Doug Young, Planner recommends that the application be approved with condition of the site plan. There is some concern that the BZA will not accept the conditioning and may not approve the zoning.

John will attend the BZA meeting and justify the conditioning of the approval. Applicant agrees to the condition.

NPU-F Action: Motion to recommend approval based on condition of site plan dated 12/6/18 carries on voice vote. 1 opposed due to the increase to 56% lot coverage.

V-18-392 784 Barnett Street NE

Applicant seeks a variance from the zoning regulations to 1) reduce the required front yard setback from 40 feet to 25.4 feet and 2) reduce the required south side yard setback from 7 feet to 3.7 feet to construct a second story.

VHCA Report: Applicant Sandra Daniel on behalf of homeowners Erika Maserrat Hyde and Todd Hyde has requested a variance to reduce the front yard setback to 25.4 feet and south side yard setback to 3.7 feet for the construction of a second story addition to the residence. One tree in the rear is out of the active construction area, and the applicant pledged to carefully maintain appropriate construction barriers to protect it. The Planning Committee and VHCA BoD recommend support of this application.

Discussion: 5 letters of support. 6th is a condo building and they have not responded

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

V-18-393 795 Adair Avenue NE

Applicant seeks a variance from the zoning regulations to 1) reduce the required front yard setback from 35 feet to 25 feet and 2) reduce the required west side yard setback from 7 feet to 3.2 feet to construct a second story.

VHCA Report: Applicant Luke Denny has requested a variance to reduce the front yard setback to 25 feet and west side yard setback to 3.2 feet (both now existing) for the construction of a second story addition that lines up with and extends those existing variances. There are no tree issues, and the applicant proposes removing existing concrete in the left rear of his property (the southeast corner) to accommodate the new lot coverage, which will remain under 50%. He acknowledges that no concentrated stormwater discharges may exist within 10 feet of any property boundary. The Planning Committee and VHCA BoD recommend support of this application.

NPU-F Action: Motion to approve carries on voice vote

Text Amendment(s) – Zoning Ordinance

[Z-18-128](#) (Vote Required)

An Ordinance to amend the 1982 Atlanta Zoning Ordinance, as amended, by adding a definition for Adult Day Care Facility and by adding Adult Day Care Facility as a permitted use by special use permit in the R-1 (Single-Family Residential), R-2 (Single-Family Residential), R-2A (Single-Family Residential), R2B (Single-Family Residential), R-3 (Single-Family Residential), R-3A (Single-Family Residential), R-4 (Single-Family Residential), R-4A (Single-Family Residential), R-4B (Single-Family Residential), R-5 (Two-Family Residential), R-G (Residential General), and R-L-C (Residential Limited Commercial) zoning districts; and for other purposes. [FACT SHEET](#)

Comments: This legislation adds the definition of Adult Day Care to be similar to day care for children and addresses age limits, parking requirements and the number of clients who can be served (between three and six). There was previously no definition of Adult Day Care in the code.

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

Public Notice

[18-O-1673](#) (Information Only)

An Ordinance amending the 9-1-1 charge on prepaid wireline telephone service within the City of Atlanta and reaffirming a 9-1-1 charge on postpaid telephone service within the City of Atlanta; and for other purposes. [MEMORANDUM](#)

Comments: This proposal will apply the same charges to prepaid cellular phones that are currently paid by other cell phone users.

NPU-F Action: No comments to be sent back.

10. Old Business - none

11. New Business - none

12. Adjournment

The Meeting adjourned at 8:31 pm.