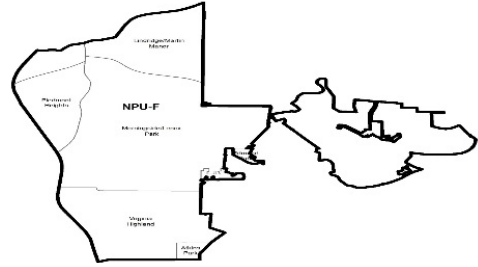


NEIGHBORHOOD PLANNING UNIT – F

MEETING INFO

Date & Time: Monday, November 19, 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

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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 Jori Mendel for taking the minutes last month. The October 2018 minutes have been posted on the NPU-F website.

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

3. Announcements

- Early Voting for the Georgia state run-offs is limited to 5 days the week of Nov 26th with no weekend voting)

4. Reports from City Departmental Representatives

- Atlanta Fire Department – Station 19 North Highland; Station 29 Monroe
 - The Fire Station representative recommended inspecting heaters and fireplaces. All Atlanta fire stations are accepting donations of gently used coats for the homeless.
- Atlanta Police Dept. - Zone 6 - Major Klotzer Zone 2 – Major Shaw, Captain Patterson
 - Captain Patterson reported a 10 percent reduction in overall crime statistics, however burglary numbers are up in Zone 2. Storage facility thefts are also trending up in Zone 2. Three crews have been apprehended so far this year. The Captain recommended that concerns about Club Allure be referred to Major Shaw.
 - Captain Collier reported a slight increase in auto larcenies in Zone 6 and the thefts appear to be related to holiday shopping.
- Bureau of Housing and Code Compliance – Officer Edwards sledwards@atlantaga.gov cell 404-326-6573
 - Officers Edwards noted that the department is dealing with four highly hazardous cases within NPU-F. The rest of the 30+ cases relate to property maintenance violations.

Officer McKoy with Public Works Code Enforcement reported a court date of December 13 for the violations relating to Club Allure. The DPW is behind on collection of yard trimmings. Residents can contact Officer McKoy at 404-276-1187 with yard waste collection concerns.

5. Comments from Elected Officials - None
6. Presentation(s) - None
7. Planner's Report – no report
8. Committee Reports
 - Lindridge-Martin Manor Neighborhood Association – Kevin McBride, President; Rich Sussman, NPU Rep
Joining with Piedmont Heights to provide Thanksgiving dinners to Fire Station #29.
 - Morningside-Lenox Park Association – Charlie Nalbone, President & NPU Rep; John Ayers, Zoning & NPU Rep
No report
 - Piedmont Heights Civic Association – Gary Dresser, President; Jean Johnson and Tim Berube, NPU Reps
 - o The 2018 Annual Fundraiser (Fandango) will be held at Eclipse de Luna restaurant on November 27. All proceeds will benefit the Gotham Way park.
 - Virginia-Highland Civic Association (VHCA) –David Brandenberger, President; Barry Loudis and Kay Stephenson, NPU Reps
 - o The Annual Tour of Homes will be held on December 1 and 2. Volunteers are still needed.
 - o Murphy's tree lighting is 11/29.
 - o Zone 6 is conducting their annual toy drive. John Wolfinger is collecting toys for delivery to the Zone.
 - o A motion was proposed to remove the Virginia-Highland Business Association from the NPU because they have been inactive for many years. The motion was not seconded. The Chair indicated that a proposal to eliminate VHBA will be discussed at the by-law review meeting of the Executive Committee.
 - 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
 - o Package thefts continue to be a major concern in the NPU. Have your neighbors pick up your packages or send them to a business to avoid theft.
 - Education Committee (vacant)
 - Chair Report:
 - Received Beltline Overlay SAP BL-18-045 for the construction of a Chase Bank where Cowtippers is currently located. Piedmont Heights neighborhood is currently reviewing it, and an information copy was sent to Morningside. Comments are due back to the city on **November 27th**.

- **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.
 - o Neighbors – let Jane or I know if you see any activity at the location.
- **NPU Grant Cycle** – The Department of City Planning has announced the FY19 NPU Grant Program. I've forwarded the packet to neighborhood presidents and previous recipients. Grant applications must be submitted by December 7th (earlier this year) and winners will be announced by email by January 11th. Each NPU is allotted \$4,000, but Planning may award more dollars if available after all NPUs have applied. Will follow same process as last year since that seemed to work out well. Neighborhoods should let me know by Thanksgiving if they are interested and the \$4,000 allotment will be distributed after hearing from everyone.
 - o So far, received interest from Piedmont Heights (for various projects) and Edmund Park (\$1,000).
 - o If there are requests for more than \$4,000 and we can't work out a compromise then we'll ask the NPU Executive Committee to weigh in. There are some restrictions on the type of projects that can be funded. Checks are made out directly to the vendor who does the work so you can't be reimbursed for previous projects.
- At the November APAB meeting was held last Saturday, elections were held for 2019 officers and Debbie Skopczynski was elected President as a write-in candidate.
 - o APAB's annual **Neighborhoods Matter Awards** will be presented to NPU nominees on December 15th at their monthly meeting. In recognition of their 130 year anniversary and their long-time support of NPU-F providing a space for monthly NPU meetings, Hillside was nominated. Awardees receive a nice plaque from APAB and a reception at City Hall. Previous recipients from NPU-F include Jean Johnson (2016), Rich Sussman and June Neumark, Jack White and Lola Carlisle, Jane Rawlings, Diane Olansky, John Wolfinger, and others....

Motion to nominate Hillside Center as NPU-Fs recipient for the Neighborhood Matters Awards carries on voice vote.

9. Matters for Voting

Consent Agenda:

Board of Zoning Adjustment Variances

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.	VHCA: Defer

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

Board of Zoning Adjustment Application(s) – BZA

V-18-310 731 East Morningside Drive NE

Applicant seeks a variance from zoning regulations to reduce the required east side yard setback from 7 feet to 4.4 feet.

MLPA Report: Approved

Comments: Conversion of existing 233 sq ft patio on side of house to an enclosed space on same foundation

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

V-18-311 1764 Homestead Avenue NE

Applicant seeks a variance from the zoning regulation to 1) reduce the required half depth front yard from 17.5 feet to 4 feet and 2) reduce the required rear yard setback from 15 feet to 10 feet – to erect a detached gazebo on a deck structure.

MLPA Report: Approved

Comments: Adding a gazebo to an existing deck.

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

V-18-330 1278 Avalon Place NE

Applicant seeks a variance from the zoning regulation to reduce the required northern side yard setback from 7 feet to 0 feet – to erect a detached pergola structure.

MLPA Report: Approved

Comments: Pergola is to protect car from falling pecans

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

V-18-331 1680 Johnson Road NE

Applicant seeks a variance from the zoning regulations to reduce the required west side yard setback from 7 feet to 1.8 feet to increase the size of an existing detached garage.

MLPA Report: Approved

Comments: Extending garage into property, also building pool pavilion

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

V-18-332 1292 Monroe Drive NE

Applicant seeks a variance from the zoning regulations to reduce the required south side yard setback from 7 feet to 2.7 feet to add two floors to existing one floor single family residence.

MLPA Report: Approved

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

V-18-335 676 Cresthill Avenue NE

Applicant seeks a variance from the zoning regulations to 1) reduce the required east side yard setback from 7 feet to 4 feet and 2) reduce the required rear yard setback from 15 feet to 7.6 feet to construct a new detached garage.

VHCA Report: Owner and applicant Todd Wirth requests a variance for 1) reduction of the east side-yard setback from 7 feet to 4 feet and 2) reduction of the rear yard setback from 15 feet to 7.6 feet for the construction of a new detached garage. Previous structure on property was a quad-plex, multi-family home. It was damaged in a fire and is being rebuilt as a single-family home. The new two-car garage is part of the construction plan. Also as part of construction plan, previous lot coverage was 72% and will be reduced to below 50%. No tree impacts are expected and applicant committed to proper protection of existing border trees during construction. All surrounding neighbors have been notified of the project.

Virginia-Highland Planning Committee and Board of Directors unanimously supports this application.

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

V-18-337 1190 Cumberland Road NE

Applicant seeks a variance from the zoning regulation to 1) reduce the required west side yard setback from 7 feet to 4 feet for the construction of a two story accessory structure and 2) increase the maximum square footage of an accessory structure from 30 percent to 33 percent of the main structure.

MLPA Report: Approved

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

V-18-338 1250 Beech Valley Road NE

Applicant seeks a variance from the zoning regulations to reduce the required half-depth front yard (along Hyland Way) from 17.5 feet to 4.5 feet for an addition to an existing single family residence.

MLPA Report: Approved

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

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: Approved

Comments: Applicant did not appear at meeting

NPU F Action: Motion to defer action to December NPU meeting.

Text Amendment(s) – Zoning Ordinance

Legislation

Z-18-122 (Vote Required)

An Ordinance by Councilmembers Joyce Shepherd, Carla Smith and Clela Winslow 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) zoning districts so as to require a 1,500 foot distance between service stations; and for other purposes. [FACT SHEET](#)

Comments: Unclear if it applies to specific streets. What is the legislation targeting? (gas stations, car washes?) This legislation primarily impacts the Piedmont Heights neighborhood and is a property rights issue.

NPU F Action: the consensus was to withhold approval based on the lack of context and paucity of information on the purpose of the legislation. Motion to recommend denial passed on voice vote.

Proposed Legislation – Atlanta City Council

Legislation

18-O-1299 (Information Only)

A substitute ordinance by Finance/Executive Committee amending Chapter 20, 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.

Comments: Previously voted on in June 2018 when request was to increase administrative fee by \$25, the attendees voiced the need for more information on the purpose of the legislation. It is still unclear why an even higher fee increase is required.

10. Old Business

NPU-F Elections

Chair – Debbie Skopczynski (VH)

Vice-Chair – Kay Stephenson (VH)

Secretary - Aruna Narasimhan (EP)/VACANT shared responsibility

Zoning Chair – no candidate

Public Safety – Jim Hardy (PH)

Parks, Trees & Environment – Jack White (VH) and Rich Sussman (LMM)

Alcohol Licenses & Permits – Jane Rawlings (LMM)

Education- Caitlyin Daugherty (EP)

*Nominations from the floor.

NPU-F Action: A motion to elect slate of officers for 2019 for all positions except the Education Chair was carried by a vote of 17 Ayes, 0 Nays and 0 Abstentions.

The City Ethics staff will be consulted regarding Caitlin's employment at an education nonprofit and whether that presents a conflict with her potential Education role on the NPU board.

11. New Business

Proposed [NPU-F Retention Policy](#) to be incorporated into NPU-F Policy Sheet (new Section XII)

Comments: There was a recommendation to maintain all LRB applications that were denied by the NPU.

NPU-F Action: the proposed policy on retention of information was approved. It will be added to the NPU Policy document as a new section.

12. Adjournment

The meeting adjourned at 9 pm.