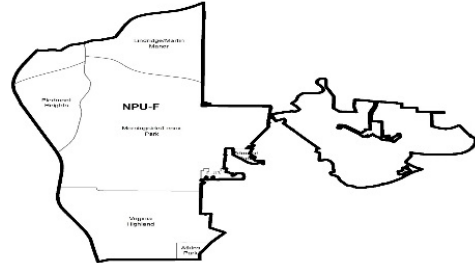


# NEIGHBORHOOD PLANNING UNIT – F

## MEETING INFO

**Date & Time:** Monday, October 15, 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](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

The meeting was called to order at 7:02pm.

### 2. Approval of Minutes

Thanks to Jori Mendel for taking the minutes last month. The September 2018 minutes have not been posted on the NPU-F website because our webmaster is out of the country, but they were sent as an attachment to the email sent to our mailing list of over 100 addresses. Are there any changes or revisions?

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

### 3. Announcements

- **Early Voting begins today – October 15** – the Consent Agenda has locations and times for early voting locations near NPU-F. Or you can google your County Elections office. Be sure to take a friend, neighbor or family member and your identification to the polls with you. Voting early will ensure that you won't have to wait in line on election day and you can resolve any problems in advance.

### 4. Reports from City Departmental Representatives

- Atlanta Fire Department – Station 19 North Highland; Station 29 Monroe  
Captain Jordan, Station 15: Weather cooling off encourage you to have your fireplace inspected before use. Change your smoke detector batteries, if you don't have smoke detectors, they are free at fire stations and the fire station will put them up for you.

- Atlanta Police Dept. - Zone 6 - Major Klotzer Zone 2 – Major Shaw, Captain Patterson

Captain Collier Zone 6 – Pride went well. On North Highland there were stabbings inside the two bars, Diesel & Atkins Park, one person was arrested. Couple of auto larsceny reports, due to people leaving items in car. Question: Saturday at 7pm, both sides of connector were shutdown, heard there was a suspect apprehended – what was going on? Someone wanted to jump off the bridge, but they did not because APD showed up.

Major Shaw Zone 2 – Lindridge Martin Manor – homeless camps update, code enforcement has been out with APD to visit these sites, since these are on private property, so code enforcement has to push out citations on property owners. There have been a few big cleanups.

Complaints about Allure Club on Cheshire Bridge – license and permits have been called and permits are up to speed, there is a request for the fire marshal to come out. APD has given the club a zero-tolerance policy, if it's illegal there is no tolerance, for example if there is a noise violation there is no tolerance. If there continue to be issues, keep calling APD. Question: this club was cited and fined back in 2013, \$70,000. It is clear they are a strip club, the noise is ridiculous, cars parked in neighborhood, 3 am on Monday night have had to call the police. Call 911, if the officer does not resolve it, call back and ask for a supervisor to come out. The law in terms of breaking a noise ordinance, the new ordinance is if you can hear it 100ft from the property line. Jennifer Ide: Licensing will do surprise visits after hours. Conducting a parking assessment of parking safety on both sides of the street, to look at possible parking restriction. Question: Can neighborhood hire a police officer to patrol the neighborhood? Answer: Yes, and that police officer could write a citation.

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

Great news, 1821 Piedmont Road (the property next to Fat Matt's) has been demolished. 1026 Rosewood Road property has been taken down. Question: what is the court date for the property on Armand? Officer Edwards will get the court date.

- Public Works – Carlos Collins  
Officer Tony McKoy, SWEET: Trees, leaves and contracting. All leaves must go in paper bag, cardboard box or container with a yard trimmings label on it from Public Works. If you hire a contractor to rake leaves, cut trees, they know to take it with them. Blowing leaves in the street or gutter is illegal. Call Tony if you see someone doing this: 404-276-1187 or e-mail him [tmckoy@atlantaga.gov](mailto:tmckoy@atlantaga.gov). If you send a video, then you will have to go to court with Carlos.

## 5. Comments from Elected Officials

- Councilmember District 6 – Jennifer Ide (Lance Orchid & Kent Strickland, staff)

Today we passed the Morningside-Lenox Park masterplan. Virginia Highland hope to have good news on parking for business node there, Stewart Meddin has been very helpful on this to remove some of the parking meters, looking at Kanuga to move the meters to, so it is a revenue mutual move.

Lindridge Martin Manor, big issue has been Allure, permit has been held by same person, but they often change their “doing business as”, the city is in litigation with one iteration. Pride was a big success. Still doing post-mortem on Music Midtown particularly closing off bike lanes. The Gulch big topic at city council right now, the mayor did not push for it to be called for a vote tonight. There will likely be a revision to the plan. CIM proposes to build \$5B project on site, need to build a platform, they want major public assistance with this, they spend their own money, but they get bond credits and can get reimbursed up to 30% of their costs. Jennifer not comfortable with the original deal and said no. Only good part is state said it would put its future state sales tax vs. property tax. She will look at next iteration of the deal once available. Question: Are we looking at other cities as examples?

Answer: This was not an RFP, because of split ownership of the land, which makes this very complicated. Comment: Mr. Bene, former board member on InvestATL, has many financial objections. Commend the council for stopping this. Question: Garbage collection fees, what is happening with that? Answer: They would like to slightly raise residential, but the commercial properties and vacant lots would see significant increases. Jennifer needs to find out about the bill status [jnide@atlantaga.gov](mailto:jnide@atlantaga.gov). Comment: Highly encourage them to take into consideration the commercial side it's a significant concern.

Mayor Bottoms did pass a significant pay increase for police, patrol officers significant \$10k raise.

- Fulton County Commission - Fulton County Commission - Lee Morris, District 3; Marvin Arrington Jr., District 5; Mitza, representing Marvin Arrington's office: Left fall newsletter. HOA bootcamp November 10<sup>th</sup> 8am-4pm at GA Intl Convention center, it's free event HOAbootcamp.org. Fultonelections.com for early voting locations and times.

## 6. Presentation(s)

- Midtown Atlanta Rotary Club Service Project

Sophie Mason: Civic organization of professionals, we want to fund neighborhoods that need something, starting small with \$1500, just email what you need and they want to work with us and partner with us, email us: Kerry Perry - [Kperry@georgiabev.org](mailto:Kperry@georgiabev.org) or Sophie Mason-[sophiemason@yahoo.com](mailto:sophiemason@yahoo.com) . Some ideas: Landscaping, park cleanup, weeding, etc.

## 7. Planner's Report

No report

## 8. Committee Reports

- Lindridge-Martin Manor Neighborhood Association – Kevin McBride, President; Rich Sussman, NPU Rep  
Celebration for Armand Park Phase I was wonderful. Next general meeting November 7<sup>th</sup> @ Taverna Plaka 7:15.
- Morningside-Lenox Park Association – Charlie Narbonne, President & NPU Rep; John Ayers, Zoning & NPU Rep

Masterplan passed city council, stay tuned on our website for volunteer opportunities to work on implementation of plan.

- 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

Oct 29 bringing back the Candy Crawl, in collaboration with Morningside 5:30-7:30, It will take place from Morningside Village to Ponce, all stores will have candy for the kids. Crossing guards needed at major intersections. Dinner specials at many restaurants and drink specials, participate or volunteer. Dec 1 & 2<sup>nd</sup> tour of homes, if you volunteer for a 3-hour shift, you get 2 free tickets for the show and at each house there are food tastings.

- Virginia-Highland Business Association (VHBA) –Lynn DeWitt, NPU Rep  
Met with Jennifer Ide about the work she is doing with Stewart Meddin, regarding parking at St. Charles node. In December will plant trees on St. Charles Ave, we are going to cut concrete and plant trees with Trees ATL.

- 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  
License Plate Readers are operational and working, hope to reduce property theft. Jim Hardy attended his first meeting of the Citizens Review Board last week, investigating police reports.

- Education Committee (vacant)

Chair Report:

- October APAB meeting will be held next weekend. September APAB meeting was postponed to September 29<sup>th</sup>. At the September meeting, APAB approved a resolution calling for a delay in taking action by the Atlanta City Council for a thorough independent review of proposed public subsidies for the redevelopment of the Gulch. Also, the Ad Hoc Committee to consider a Conflict Resolution process for NPUs and APAB has been meeting. The 2<sup>nd</sup> meeting is tonight. This is an initiative of Council President Felicia Moore and CM Overstreet to help resolve some issues at both APAB and several NPUs.
- Earlier this month, ant the request of Lindridge-Martin Manor, I signed a letter of support for the Friends of Armand park’s application for a Park Pride 2018 Legacy Grant. The NPU has consistently supported any NPU-F grant applications for our parks.
- **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.
- **Received two LRB application for Ponce City Market** which is in NPU-M, but within 300 feet of NPU E, F and N. The first is Slater Park, LLC d/b/a/ The Roebuck (on the 11<sup>th</sup> floor) and the other is Pancake Social. The Planning office did not require attendance at NPU-F. Does anyone want to me to request that the applicant attend NPU-F and hear more about this application? They are meeting on Oct 22<sup>nd</sup>. Concern about amplified sound and time.
- **Provide feedback on Music Midtown** – also looking for folks for a Special Events committee

## 9. Matters for Voting

### Consent Agenda:

#### Board of Zoning Adjustment Variances

Application	Address	Request	Neighborhood Recommendation
V-18-264	1006 Rosedale Rd NE	Applicant seeks a variance from the zoning regulation to reduce the required southern side yard setback from 7 feet to 3 feet for a single-family addition.	VHCA: Approve
V-18-279	591 Cumberland Rd NE	Applicant seeks a variance from the zoning regulation to reduce the required half-depth front yard from 17.5 feet to 15 feet for the construction of an addition to an existing single-family home.	MLPA: Approve

- **NPU Action:** Motion to approve the consent agenda, (with one minor change V-18-264 should be V-18-274) carries on voice vote.

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

[V-18-281](#) 674 Park Drive NE

Applicant seeks a variance from the zoning regulations to 1) reduce the required west side yard setback from 7 feet to 5 feet and 2) increase the maximum lot coverage from 50 percent to 54 percent.

VHCA Report: Applicant Mary Turnipseed on behalf of homeowners Aaron and Trupti Marshall seek variance(s) for the following: 1) reduction in the south side-yard setback from 7 ft to 5 ft and 2) an increase in the maximum lot coverage from 50% to 54% for the addition of a covered patio and one-car garage to the rear of the home. Applicant and homeowners understand the sensitivity related to lot coverage and has committed to the following mitigation plan for the project:

1. The 336 SF garage is located at the end of the existing house for smallest courtyard as possible.
2. Planting beds are located within the new courtyard to reduce the courtyard square footage.
3. The driveway will have 267 SF of concrete removed for a 3' wide planting strip.
4. The existing 654 SF concrete courtyard will be removed and replaced with 532 SF of permeable pavers and 227 SF of impermeable pavers.
5. A flow well holding 374 CF of water is located in the rear that will capture water from gutters and reduce the flow by 0.6 CF/HR.
6. Nothing will discharge within 10' from the property lines.
7. Met with Planning Department on 10/2/2018 regarding permeable pavers and revised Justification Letter.
8. The kudzu on trees at rear of property is in the process of being killed. Owners will follow-up with killing the kudzu for the next several years.
9. A minimum of 3 trees are being planted along the west property line and are being planned for the backyard.
10. No trees are being removed.
11. Plant material such as liriopse or an appropriate plant will be located at the top of the bank in the rear yard to absorb any stormwater that is departing this property.

All surrounding neighbors have been notified of the project. Per the above, tree and stormwater concerns have been addressed.

With the understanding that the applicant and homeowners agree to the above, the Planning Committee and Virginia-Highland Board of Directors voted unanimously to support this application.

**NPU-F Action:** Motion to recommend approval, with the 11 conditions stated, carries on voice vote.

#### **V-18-282 1104 Zimmer Drive NE**

Applicant seeks a variance from the zoning regulation to reduce the required front yard setback from 35 feet to 31 feet in order to construct an addition to the front of an existing single-family residence.

MLPA Report: Approved

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

#### **V-18-283 1590 West Sussex Road NE**

Applicant seeks a variance from the zoning regulations to increase size of proposed detached accessory structure from 30 percent to 39 percent whereas accessory structures are not allowed to exceed 30 percent of the floor area of the main house.

MLPA Report: Approved

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

#### **V-18-292 733 Sherwood Road NE**

Applicant seeks a special exception from the zoning regulation to allow active recreation (pool) in a yard adjacent to the street (Bridle Path).

MLPA Report: Approved

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

**V-18-307 1282 Pasadena Avenue NE**

Applicant seeks a variance from the zoning regulation to reduce the required rear yard setback from 15 feet to 4 feet to erect a detached garage/workshop structure.

MLPA Report: Approved

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

**Text Amendment(s) – Zoning Ordinance**

**Legislation**

**Z-18-100 (Vote Required)**

An Ordinance to amend the Zoning Ordinance of the City of Atlanta (Part 16), as amended, by amending and clarifying various provisions of the text of the Zoning Ordinance, including individual zoning district regulations, with regard to the subject areas and provisions that follow: Accessory Dwellings (Section 1 below); Definitions (Section 2 below); Uses in Industrial Districts (Section 3 below); Loading Requirements (Section 4 below); MRC Residential Density (Section 5 below); New Multi-Unit Housing Zoning District and Regulations (Section 6 below); Parking (Section 7 below); Neighborhood Design Standards (Section 8 below); Telecommunications (Section 9 below); Transitional Height Planes (Section 10 below); and Quality of Life Districts (Section 11 below); to amend multiple sections of the Zoning Ordinance related to bicycle parking requirements so as to coordinate with certain cross references in Ordinance number 18-O-1023 (Z-17-93) and correct certain scrivener’s errors therein (Section 12); to repeal conflicting laws; and for other purposes. [FACT SHEET](#), [INFORMATIONAL BOOKLET](#)

**Comments: Accessory Dwellings**

This is a good proposal to encourage affordable housing. There is concern by some that if an additional variance is required, an accessory dwelling should not be allowed, understanding that the setbacks are already reduced. (Most people agree that they would like special consideration for example to save a tree.) This does not address using the accessory structure as a rental property which essentially creates a duplex which is not allowed in R-4 districts. How do we ensure enforcement? Without third party enforcement or enforcement, we are creating incentive for a horizontal hotel (VRBO, etc.). There was disagreement during this discussion.

**NPU-F Action:** Motion to recommend approval of the Accessory Dwellings component with comments (see above) does not carry. Motion to report that we are deadlocked on this issue to neither support or oppose, the comments to be aggregated and shared by the chair further: Move to support 2.1, conditioned on actual enforcement of the prohibition of use of ADUS for short term rentals and recommend that enforcement be outsourced to a third party. Favor: 6 Opposed: 1

**Comments: Loading Requirements:**

We recommend requiring designated loading and unloading spaces in front of strip malls or in neighborhood commercial districts. Problem in these areas, existing businesses don’t have loading areas and trucks park in traffic lanes, this does not solve for that. How would we arrange loading spaces during non-peak and peak times?

**NPU-F Action:** Motion to recommend approval of the 2.6 Loading Requirements component with comments (see above) carries on voice vote.

**Comments: New Multi-Unit Housing Zoning District and Regulations;**

- In many older neighborhoods, there can be one multi-unit building on a block of single-family residences (R-4). Creation of this district would result in requests for spot zoning. It would also require CDP changes. Once rezoned, could new construction replace old buildings increasing density (for example from 6 units in old building to 12 units in new building)?
- What is the standard for looking at minimum vs. maximum parking requirements?
- What is the consequence of this not passing? Proposed ordinance doesn’t seem to “solve” perceived problem.
- How would the process for addressing grandfather status work?

- Low and medium density maintained, but how would this be defined and aligned to major roads vs. local roads?
- Contrary to single family neighborhoods being preserved and protected. Grandfathering is okay. There are many underutilized multi-unit housing already.

**NPU-F Action:** Motion to recommend, non- support (oppose) based of our understanding of section 2.8, because permitting the rezoning of single family to support multi family is likely to result in the elimination of a great part of our single-family neighborhoods carries on a voice vote.

**Comments: Parking**

Will grandfathering apply as we go from current state to future state? Will grandfathering apply when use changes?

How is elderly defined – what is the age threshold defined as “elderly housing”? Do a certain percentage of residents need to be over this threshold for it to be defined as “elderly housing”?

Clarify parking requirements vis-a-vis alcohol permit? (Current parking requirements often are interpreted based on the situation.)

**NPU-F Action:** Motion to recommend approval of the Parking component, section 2.9, with comments (see above) carries on voice vote.

**Comments: Definitions -No Comments.**

**NPU-F Action:** Motion to recommend approval of the Definitions components, section 2.2, carries on voice vote.

**Comments: Uses in Industrial Districts**

**NPU-F Action:** Motion to recommend approval of the Industrial Districts component carries on voice vote.

**Comments: MRC Residential Density (Section 5 below); No comments.**

**NPU-F Action:** Motion to recommend approval of the MRC Residential Density component with comments carries on voice vote.

**Comments: Neighborhood Design Standards --Very good proposal**

**NPU-F Action:** Motion to recommend approval of the Neighborhood Design Standards component carries on voice vote.

**Comments: Telecommunications (Section 9 below); No comments**

**NPU-F Action:** Motion to recommend approval of the Telecommunications component 2.11 carries on voice vote.

**Comments: Transitional Height Planes (Good change to the zoning ordinance**

**NPU-F Action:** Motion to recommend approval of 2.12, with no comments.

**Comments: Quality of Life Districts 2.13:** Lot coverage definition needs to be clarified and included. Would be helpful to list quality of life districts.

**NPU-F Action:** Motion to recommend approval of 2.13 the Quality of Life Districts component with the addition of lot coverage to the Definitions component with comments (see above) carries on voice vote.

**Comments: correct certain scrivener’s errors therein (Section 12);**

**NPU-F Action:** No objections to correcting the scrivener’s errors

**Comments: I district Uses (2.4), - Good change to the zoning ordinance**

**NPU-F Action:** Motion to recommend approval of the I District Uses 2.4 carries.

## Legislation

### [18-O-1322](#) (Information Only)

An Ordinance by Councilmember Michael Julian Bond, Jennifer N. Ide, Dustin Hillis, Matt Westmoreland, and Andre Dickens as substituted by Public Safety and Legal Administration Committee. An Ordinance to amend Chapter 150, (Traffic and Vehicles), of the Atlanta City Code of Ordinances to create a new Article X to be entitled "Shareable Dockless Mobility Devices" to establish regulations related to shareable mobility devices; and for other purposes. [EXHIBIT A](#)

### Comments to be forwarded to Councilmember Jennifer Ide and Matt Westmoreland's office:

1. Equity section: Must find something that is workable, so people without devices can have access to the shareable dockless mobility devices.
2. Permitting them on the BeltLine is recipe for disaster, (example given: Run in to woman on BIRD scooter, pulling her boyfriend on a skateboard and knocked the biker off his bicycle, causing total chaos on the BeltLine.) Zoning committee needs to go out on Saturday or Sunday and experience it. Why prioritize this commercial. Sec. 150-405 Operations paragraph A. There should be an economic incentive to keep these off the BeltLine.
3. Regulate speed of these devices at certain locations. Look at other cities (SF, San Diego, etc.), already making changes around this.
4. Not enough experience with these yet; too early to do anything drastic, need more time to test this out.
5. This does not address the people who have purchased their own scooters.
6. Motion to eliminate section 150-405 section A from current proposal. 1 opposition. Motion carries on a voice vote.
7. Suggest planning re-evaluate this after a year, to see how our program in Atlanta is progressing and look at other cities as well.

### 10. Old Business

None

### 11. New Business

- Nominations for 2019 NPU-F Officers

**Nominations are open for the following NPU-F officers.** Elections will be held at our November 19<sup>th</sup> meeting. Nominations will also be taken from the floor at that time. Here are the volunteers who have agreed to serve in 2019:

Chair - Debbie Skopczynski (VH)  
Vice-Chair – Kay Stephensonv (VH)  
Secretary – Aruna Narasimhan (EP) (need a co-secretary)  
Zoning and Economic Development - Opening  
Alcohol Licenses and Permits Chair – Jane Rawlings (LMM)  
Education Chair – Caitlyn Daughtery (EP)  
Parks, Trees and Environment Co-Chairs –Rich Sussman (LMM) & Jack White (VH)  
Public Safety Chair – Jim Hardy (PH)

**-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 7<sup>th</sup> (earlier this year) and winners will be announced by email by January 11<sup>th</sup>. 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

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they are interested and the \$4,000 allotment will be distributed after hearing from everyone. 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.

## 12. Adjournment

The meeting adjourned at 9:55PM.