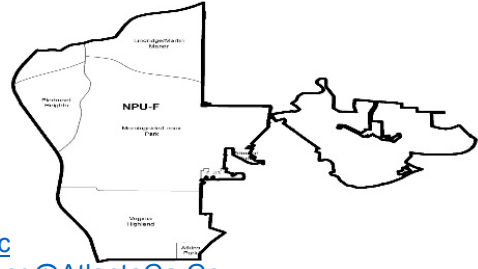


NEIGHBORHOOD PLANNING UNIT – F

MEETING INFO

Date & Time: Monday, September 17, 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 [c](mailto:cskopc@atlantaga.gov)
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 Aruna Narasimham for taking the minutes last month. The August 2018 minutes have been posted on the NPU-F website.

NPU-F Action: Motion to approve the August 2018 minutes without revisions carries on voice vote.

3. Announcements

4. Reports from City Departmental Representatives

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

Captain Jordan from Battalion 3 and Ms. Telfany Morgan Representative from ACERT program (tips and tricks to prepare yourself for any emergency): The Atlanta Fire Rescue Department will host it's last 2018 Community Emergency Response Team Program class starting Tuesday, September 25th at 6:00 pm. This will be the last class of 2018 and everyone who graduates from the program this year will participate in the following:

- our Department of Homeland Security project that will start next month and run for 12 months (this is a pilot project that Homeland Security is only offering in 5 states nation-wide)
- Serve as official CERT volunteers for the Super bowl (roles yet to be determined)
- Only 5 seats are left
- Location: Atlanta Fire Rescue Dept HQ - Located at Pryor across from Lakewood amphitheater
- Questions contact Telfany: tmorgan@atlantaga.gov or 404-546-7000

Jacob Lessington, community affairs director we offer many programs for the community to increase fire safety knowledge. Our goal is to educate children and people of all ages about fire safety, evacuation training, etc. Home assessment program (is free), we will come and evaluate the fire risk in your home, add smoke alarms if you don't have one on each floor and in each bedroom.

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

Zone 6 - Major Klotzer - Music Midtown is over, no complaints that anything was missed yet. Crime has been trending down, still car break-ins, keep your cars clean, encourage good lighting and cameras to help minimize theft as well. Package theft down, bicycle theft remains steady, just a reminder u-locks are better than cable locks for bikes.

Zone 2 – J.C. Jackson – Sergeant Paxton cleanup for Cheshire Bridge was rescheduled for Wednesday 9/19. Question: There are some new noise complaints about Loca Luna – can you keep an eye on it? Yes, Zone 6 and Zone 2 will keep an eye on it.

- MARTA police - Major Nelvette Easterling, Lt. Chapman, North Precinct
Is starting to wear body cameras, everyone has been outfitted with them. The officer activates them upon every public contact. Continue to be aware of your surroundings and your property. See and Say app, download it and you can send the incident immediately to the officers on duty.
- Bureau of Housing and Code Compliance – Officer Edwards sledwards@atlantaga.gov cell 404-326-6573
 - o 2350 Armand Road – citation has been mailed to the Sheriff. That means it might have ATL address, but it is Fulton County who needs to deliver the citation.
 - o 1821 Piedmont Ave. (burnt building next to Fat Matt's) – there is a demo permit for the property, owner was supposed to show up in court, he did not so now there is a bench warrant.
- Office of the Solicitor's - Andrew Hughes, Solicitor
Joe Carn, Deputy Community Clerk, Fulton county solicitor's office. Handle 10x the number of citations the DA handles. 75% of cases they handle are traffic cases, worst cases are DUI. Repeat offenders is a big issue, the state point system is a big challenge and concern for juveniles under age 17.
- Watershed Management – Ralph Jones Jr, rmjones@atlantaga.gov, Watershed Ambassador
Water quality report released in August, available online at Watershed management website: <http://www.atlantawatershed.org/>. We currently sit as #23 for water quality in the nation. Finishing work on quarry reaching the 75% mark, partnered with dept of Parks & Rec to do the groundbreaking for 285-acre park. This will secure Atlanta's water supply for the next 200 years. Updates can be found on <http://www.atlantawatershed.org/>. Last two composting and rain barrel workshops are 9/19 and 9/27 to help you be more sustainable at home. Received 4 inquiries from NPU-F last week and all have been responded to and taken care of.
Q: Are you aware of sewage holding tank on Cheshire Bridge (Wellbourne / Liddel), it was installed about 3 years ago. The filters need to be changed. A: Will pass this on to Mia.
Q: Several months ago, a lot of people owed a lot of money to the water company, are these bills being paid? A: My understanding is that city of ATL employees have remitted payment – you can submit open records request if you want specific information: atlmedia@atlantaga.gov. For every day citizens these will be written off as debt by the department.
- Public Works – Carlos Collins, cacollins@atlantaga.gov, 404-803-9376
No major announcements. Carlos will find out why the one-way E. Pelham and Piedmont signs have still not been removed. If you send an e-mail from AOL, it will go to Carlos spam folder so be sure to alert him of your e-mail by phone.
- SWEET TEAM
 - No major changes
- City Parks Department - Dan Calvert
Great events coming up:
 - Armand Park October 4th, 5:30-7:30pm food truck and fun. New park is 1.5 acres.
 - Noble Park, Sept 23 from 4-6pm ribbon cutting for redone park.
 - Groundbreaking for 285-acre Bell Quarry park, this is a phased approach. Quarry should be open in first half of 2019.

5. Comments from Elected Officials

- State House of Representatives - Rep. Park Cannon 404-656-7859 / park.cannon@house.ga.gov

Affordable housing ballot referendum, 2 ballot measures discussed:

1. SB 485, increases the base homestead exemption for APS from \$30,000 to \$50,000 until 2021.
Pending the vote on November 6, 2018.

2. HB 820, City of Atlanta property tax increases can possibly be capped at 2.6% each year. Pending the vote on November 6, 2018.

- Reach out to Park Cannon with any questions or need for clarification. There are other ballot measures such as the Mimosa bill, victim rights, environmental management, etc. A community event is being planned and this legislation will be a part of the conversation, Oct 29 or November 1st are the potential dates for the event.

Q: #2 ballot measure – any of the years could serve as the base as referenced

Q: Has there been consideration for tax relief based on needs? It seems the public-school students are getting hurt with these proposed tax breaks? A: ATL Public Schools is happy to work with city on this homestead exemption for 3 years. There was a conversation around age and at what point you can stop paying in to APS.

6. Presentation(s)

- ATL311

Nigina Hidler: deal with all non-emergency services for city of ATL, potholes, trash collection, etc. Extended hours from 7am-7pm. Rolled out ATL311 app – for android and iPhone, you can also submit request via Facebook, Twitter, Instagram, nextdoor, cclickfix. There is a specialized social media team who responds to these requests.

Q: How do you notify people about 311? People don't seem to know about it. A: notify people through events and meetings. Asked ATL311 to post on Nextdoor. Question: Sometimes can't reach 311 on my cell phone? If you are not in city of ATL, you do need to dial 404-546-0311. Q: for after hours illegal tree removal contact 911, non-emergency 911 telephone #404-658-6666 it does go directly to 911 dispatch center.

- Friends of Sidney Marcus Park

John Papis & Jan Hogan – Park was founded in 1980, created as a result of stopping the I-485 from coming through the neighborhood. Having severe erosion and drainage issues at the park, a group of citizens has been working since Spring 2017 to figure out what to do with the park. First is to get it back to a stable state and now look at making enhancements to the park. Have raised some money and have started collecting information on what the park could be. Developed a Vision Plan – now sharing the vision plan with the community to improve the plan. Large part of the plan is drainage and erosion plan, vision plan has been submitted to city for approval, have presented to the MLPA. Go to <https://www.mlpa.org/> you can see this plan in detail and complete an online survey to provide your feedback. We have realized that everyone spends bulk of time in only 20% of park, so if we can enhance the 2.7-acre park and make it more useable and spread the activities to appeal to more age demographics that would be great. Once approved by the city, capital campaign will start. Key changes try to do: New walkways throughout the park designed to contain the water, enhance the picnic area, enhance the shade and playscape would add toddler playscape, add an amphitheater, and additional activity center.

NPU-F Action: Motion to support the vision plan for Sydney Marcus park.

7. Planner's Report

No report

8. Committee Reports

- Lindridge-Martin Manor Neighborhood Association – Kevin McBride, President; Rich Sussman, NPU Rep
 - o Armand Park Celebration of completion of Phase I– Oct 4th 530pm – 730pm
- Morningside-Lenox Park Association – Charlie Nalbone, President & NPU Rep; John Ayers, Zoning & NPU Rep
 - o Sally Bayles & Aaron Fortner – been engaging with the community in public forums, online surveys since January, working closely with Canvas planning to create the Morningside Master Plan. Executive summary: Traffic and infill developments have been the focus, in particular finding solutions for working around these. Big picture: cut-through traffic, manage infill

development that is not consistent with the characteristics of the neighborhood. Looked for ways to provide opportunities to bike and walk through the neighborhood as well as slow down traffic. Focused on slowing traffic on major streets and facilitate traffic calming on local streets. Last week MLPA voted to approve the plan, on October 8, there will be a public hearing at City Hall, then City Council agenda October 15th to vote for approval. Have been working with the planning dept, public works throughout the process. Public Works supports testing some of these concepts this Fall 2018.

- Question: South Fork conservancy connection of trails is this a part of the final plan? Answer: We did not make any recommendations on trails or parks, because we decided we needed a narrower focus on traffic calming, land use and zoning. MLPA is not ignoring creating public pathways to the BeltLine, that will be a separate process for connectivity of trails. Question: All of this will evolve over time? Answer: Yes, Master plans are amended and changed over time as the needs of the neighborhood and realities evolve. Question: the negative South Fork remarks will be removed from the master plan? Answer: Yes, recommendation will be removed, but all the comments from the community are part of the larger report in the appendix. We have stated that connectivity is a priority of the neighborhood. The Master plan says we support the work that is going on as it relates to all the parks in the neighborhood, we support connectivity.

The question was called to end discussion. in favor: 22, opposed 4 – the motion carries

NPU-F Action: Motion to support MLPA’s master plan, support 18, opposed 5. The motion carried.

- 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
Annual meeting will be held Thursday night, September 19th at Inman Middle School, Springdale chorus sing at 6:45pm then board elections and will issue grants for the year.
- 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
No report
- Education Committee (vacant)

Chair Report:

- September APAB meeting was postponed to September 29th.
- **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.
- **Received an LRB application for Orchard Hearth Baking Group**, LLC DBA Root Baking Co. at Ponce City Market, which is in NPU-M, but within 300 feet of NPU E, F and N. 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? NO
- **Provide feedback on Music Midtown** – also looking for folks for a Special Events committee
- **Note Beltline DRC meeting on Consent Agenda:** On September 19 agenda: 171 Armour Drive (conversion of warehouse space into office and special event space. The property is zoned I-1. The project involves the conversion of an existing 16,500 SF warehouse into a 27,600 SF of office and event

space, including 7,000 SF of new ground level construction with a 5,000 SF 2nd floor and a 2,000 SF roof amenity on 1.124-acre site.

- **Also, on the Consent Agenda is a reminder of the Invest Atlanta meeting on Thursday, September 20th.** I've received an email from Bill Bozarth who represents APAB (the 25 NPUs) who says that the Gulch Project will most likely be on the agenda. Bill asks that each NPU let him know if he should support the proposals or show he vote NO, either because the policy is not sound, or the public has not had enough time to fully understand it.
 - o **NPU-F Action: Motion to oppose the Gulch proposal until the details are better understood.**
 - o Comments: Vote no until this is better clarified and defined. During today's city hall speakers, there was an Invest Atlanta board member there, Bill Bozarth. TAD there has been no post-economic analysis to know if these TADs are actually good for APS. We have had these TADS for over a decade are they delivering on expectations?
- **NPU-F election of officers will be held in November.** The slate of officers that make up the Executive Committee will be published in the October 15th agenda. Every attempt will be made to get a balance of all neighborhoods on the Executive Committee. Since most of the work of the NPU is done at the neighborhood level, the commitment is minimal. Please let me know of your interest.
- **One of the Special Events that was deferred on last month's agenda, 5th Annual Drawchange 5K has withdrawn their outdoor festival application.** They will still have a 5K run entirely in Piedmont Park on October 27th. No action is required.
- **Public Works has sent an outline of the Solid Waste Rate Adjustments** that has no \$ info and information on scheduling for street sweeping, collection of commercial trash receptacles and ROW maintenance based on two Tiers. I can share what was sent.
- State Representative Park Cannon has sent the **Georgia 2018 Ballot Questions**. I'm going to ask that she attend our meeting next month so that she can discuss them in detail.
- MARTA has public hearings scheduled for proposed bus routes changes in the southern portion of Atlanta. I have a flyer if interested.
- **By-Laws** – The City requires that we confirm our by-law in September of each year. At this time, I am recommending that we vote to accept them with **NO CHANGES**. As I talked to people about proposed changes, there were a couple items, including the descriptions of the Areas of Interest, that need some updating and I ran out of summer before getting that done.
 - o **NPU-F Action: Motion to approve NPU-F By-Laws with no changes carries with 17 Ayes, 0 Nays, 0 Abstentions.**

9. Matters for Voting

Consent Agenda

No items on the Consent Agenda.

Special Event Application(s) – MOSE			
Event Name	Event Organizer	Event Location	Event Date
AIDS Walk Atlanta & 5K Run (Vote Required)	Jon Santos	Piedmont Park Class D/4,000 participants. Slight change to route, more of route will be in the park.	October 21, 2018

Comments: Did not appear at the August 2018 NPU meeting. 10th Street rolling street closure 12:30 – 3 pm, also for vendor/sponsor load-in, residents will be notified of street closures.

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

Board of Zoning Adjustment Application(s) – BZA

[V-18-241](#) 1256 Spring Valley Lane NE

Applicant seeks a variance from the zoning regulation to reduce the required rear yard setback from 15 feet to 3 feet. Build accessory structure, office, play space and storage. Want to save mature oak tree on property,

MLPA Report: Approved 14-0-0

Comments: Neighbors okay with it? Yes. What is the lot coverage? 47% after the renovation. This is a 1-story and has a half bathroom proposed.

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

V-18-249 1261 Virginia Avenue NE

Applicant seeks a variance from the zoning regulation to 1) reduce the required front yard from 40 feet to 35 feet and 2) reduce the required half depth front yard from 20 feet to 7 feet.

VHCA Report: Property zoned RG-3. Applicant Nina Gentry on behalf of property owner 1261 Virginia Avenue, LLC. Requesting a front yard (Briarcliff) setback reduction from 40 feet to 35 feet and a half-depth side yard (Virginia Ave) setback reduction from 20 feet to 7 feet. Lot coverage is 53%. No maximum lot coverage in RG-3. Under FAR for RG-3. New construction of 10 town-home units on the site. Residents and applicable homeowner associations have been notified via registered mail on August 28 (per applicant's receipts). Multiple tree impacts noted in site plan. Stormwater, per applicant, will be retained on site per city requirements. Planning Committee made no recommendation on this application and Board recommends approval.

Comments: Applicant states that other buildings along Virginia Avenue are set back further because they are front yards. Have sent notification to neighbors.

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

V-18-260 1919 Piedmont Road NE

Applicant seeks a special exception to reduce the required number of on-site parking spaces from 138 parking spaces to 52 parking spaces (using off-site parking agreements) in order to allow the conversion of a portion of an existing building for an assembly occupancy.

MLPA Report: Approved 14-0-0

Comments: TYPO request 86 spaces, with 51 onsite, so that is a 52-space reduction, 37 are offsite. Top level will be an events facility. Everything will be valet parked.

Sometimes during the day might not have valet parking? Depends on size of event. How can you go south on Piedmont? You cannot cross Piedmont there, there is a median there – maybe it would be helpful to have a sign there? Where will valet stage? There are two options, but primary is first drive-way. Has alcohol license been approved? It is currently on hold. Once you don't replace those parking spaces, they are gone forever it becomes part of the property. As part of SAP are requesting some of the spaces are offsite spaces. Mr2C2 allows shared parking by special administrative permit.

NPU-F Action: Motion to recommend approval of a parking reduction from 138 to 87 off-site spots (with leases) during the day time, 90 off-site spaces (with leases) at night, with 51 spaces onsite during both periods and that with valet parking be required.

Note: a new referral certificate was provided by the City following the meeting which indicates that the request is for a parking reduction from 159 spaces to 51 parking spaces on-site.

Text Amendment(s) – Zoning Ordinance

Z-18-83

An Ordinance to amend the 1982 Atlanta Zoning Ordinance, as amended, City of Atlanta Code of Ordinances part 16, so as to add a new Chapter 16A entitled I-Mix (Industrial Mixed-Use) District; to define certain areas and for other purposes. [FACT SHEET](#)

Comments: This will go to the Oct ZRB. You have to have 30% industrial concurrently. Question: Would this allow adult businesses? Can have caterers, wineries, manufacturing, places of worship, big list but it does not specifically say it is permitted. Is this better than MRC zone? If someone wants to build a mixed-use project, they can use this category.

NPU-F Action: Motion to approve with a comment to exclude adult businesses and nightclubs specifically. (1 opposed.)

Z-18-100 (Review and Comment Only)

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.

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?

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)?
- Assume usual rezoning process would be followed, increasing "work load" for NPUs with older housing stock.
- 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?

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 define as "elderly housing"?

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

Will discuss at October NPU-F meeting:

- Definitions (Section 2 below);
- Uses in Industrial Districts (Section 3 below);
- MRC Residential Density
- Neighborhood Design Standards (Section 8 below);
- Telecommunications (Section 9 below);
- Transitional Height Planes (Section 10 below);
- Quality of Life Districts (Section 11 below);
- 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)
- Correct certain scrivener's errors therein (Section 12);

10. Old Business

None

11. New Business

- Annual NPU-F By-Law Review (no changes)
Action taken during Chair report.

12. Adjournment

The meeting adjourned at 10:17 pm