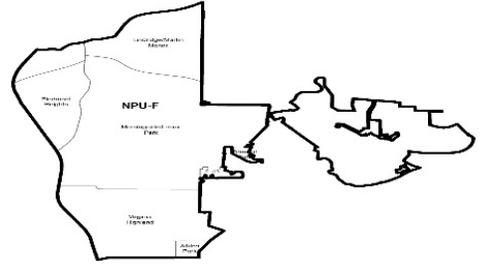


NEIGHBORHOOD PLANNING UNIT – F

MEETING INFO

Date & Time: Monday, July 15, 2019 – 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

Doug Young, **City of Atlanta, Planner** – (404) 330-6702 or dyoung@AtlantaGa.Gov

Leah LaRue, **City of Atlanta, Interim Assistant Director** – (404) 330-6070 or llarue@atlantaga.gov

*****2020 NPU Bylaws will be due on September 30, 2019*****

MINUTES

1. Call to Order

The meeting was called to order at 7 pm.

2. Approval of Minutes

The June 2019 minutes have been posted on the new NPU-F website and a link was sent to those that are on the NPU email list. Thanks for Kay for taking minutes last month.

Motion to approve the June 2019 minutes carries on voice vote. Approved.

3. Announcements

Thanks to the power of social media and Kay Stephenson who does it better than anyone else, three people have volunteered to share the secretary role with Aruna Narasimhan. Hillary Collier from Piedmont Heights, Amanda Rose from Morningside and Carol Shunnarah from Virginia-Highland are here tonight to get a lay of the land, meet Aruna and divvy up the responsibilities for the next few meetings. Many thanks to Hillary, Amanda and Carol for volunteering and to Kay for her Facebook post!

4. Reports from City Departmental Representatives

- **Atlanta Fire Department – Station 19 North Highland; Station 29 Monroe**
Not present
- **Atlanta Police Dept. - Zone 6 - Major Vazquez; Capt Clay Zone 2 – Major Shaw, Captain Patterson**

Officer Galvani from Zone 2 reiterated the need to empty cars of all possessions so they don't attract criminals. Thefts of firearms from autos are an ongoing issue and he recommended securing firearms to the seat frames consistent with law enforcement practices. In response to a question from the floor he noted that laws governing the riding of scooters, e.g. the wearing of helmets, are not consistently enforced because it may be viewed as "low priority" by law enforcement.

Zone 6 - No Report

- **Fulton County Community Prosecutor - Zone 2 -; Zone 6 - Keith Lamar Jr; Court Watch Coordinator –**
Not present
- **MARTA police - Major Nelvette Easterling, Lt. Chapman, North Precinct**
Not present
- **Bureau of Housing and Code Compliance – Officer Edwards sledwards@atlantaga.gov
cell 404-326-6573**

Officer Edwards reported on the homeless encampment at 2034 Lenox Road. The landowner has filed multiple motions and is waiting to go to court. A resident from Virginia-Highland reminded her of the tree trimming refuse on Amsterdam Avenue.

- **Public Works Code Enforcement – Office McKoy**

Officer McKoy reminded residents of the new Bulk Pick Up rules, especially the need to place bulk items away from fire hydrants and parking areas. A resident from Lindridge Martin Manor shared concerns about irregular/delayed yard waste pick up by City Sanitation Staff. Residents should call Officer McKoy at 404-276-1187 with concerns.

- **Office of the Solicitor’s - Andrew Hughes, Solicitor**
Not present
- **Watershed Management – vacant, Watershed Ambassador**
Not present
- **Public Works – Carlos Collins**
Not present

5. Comments from Elected Officials

- State House of Representatives - Rep. Pat Gardner/Rep. Park Cannon
Not present
- Councilmember District 6 – Jennifer Ide (Lance Orchid & Kent Strickland, staff)
Not present
- Atlanta City Council Posts: Michael Julian Bond-Post 1; Matt Westmoreland-Post 2; Andre Dickens-Post 3
Not present
- Fulton County Commission - Fulton County Commission - Lee Morris, District 3; Marvin Arrington Jr., District 5;
Not present

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

The next quarterly meeting of the Neighborhood Association is on August 7 and the Rain Garden opening at Armand Park is slated for August 17.

- Morningside-Lenox Park Association – Ben Nemo, President & NPU Rep; John Ayers, Zoning & NPU Rep
No Report
- Piedmont Heights Civic Association – Gary Dresser, President; Jean Johnson and Tim Berube, NPU Reps

PHCA is working with the Allen Road developer on stormwater runoff issues but there was not resolution as of the NPU meeting.

- Virginia-Highland Civic Association (VHCA) –David Brandenberger, President; Barry Loudis and Kay Stephenson, NPU Reps
No Report
- Virginia-Highland Business Association (VHBA) –Lynn DeWitt, NPU Rep
No Report
- Edmund Park – Carol Wales, 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

Comments on revisions to the City Tree Protection Ordinance are due in July. The UGA Extension Service is sponsoring a neighborhood count of pollinators in GA on August 23 and 24. See GGAPC.org for details.

- Public Safety Committee – Jim Hardy

Jim will share suggestions for avoiding car break-ins..

- Education Committee (vacant)
No Report

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. Some activity has been observed at the location and we've asked neighbors to keep an eye out. A complaint was sent to Building enforcement when an event was advertised on Eventbrite, but the Accela

record says that they were unable to find the location at this address. We are not giving up.

- Many of you have read the Saporta Report article last week regarding the destruction of trees as part of the **Ponce Library** renovation. Stephanie Coffin has been working tirelessly with Trees Atlanta and the tree advocate community to stop the destruction of the very mature and beautiful trees along Ponce, Frederica and behind the building. Stephanie brought a copy of the plans and has an update on the project. . Stephanie mentioned that Fulton County plans to redraw the plans and the Ponce Library will remain open until the design issues are resolved.
- APAB meeting is next Saturday, July 20th; no report.
- On the Consent Agenda, there is a Public Notice for proposed legislation entitled Right-of-Way Dining that has been introduced by Councilmember Amir Farokhi (District 2). This is a Notice only, the NPUs have not been asked to comment or submit recommendations. Neighborhoods have been sent a copy of the notice (with links to the legislation) as a heads up. I think business owners (think Cacao and Hot Little Biscuits in VaHi) in our neighborhood commercial districts will have an interest in this legislation since many of them that want to put any type of seating in the Public Right of Way would have to file an application (fee \$250) and pay an annual permit fee of \$500 to \$1000. The seating is required to have movable fencing which could be problematic on narrow sidewalks. Outdoor seating on private property is not effected. You can send your concerns to Councilmember Ide and Farokhi's office specifically, as well as other Councilmembers. The public comment period ends August 19th. Businesses may have concerns relating to this legislation, especially the additional fees involved.
- Annually, each NPU reapproves or amends their by-laws and must submit them to the City by September 30th. Several months ago, the Executive Committee discussed several changes to the by-laws, but the work got stuck on the back burner due to a family issue. I'm going to start working on it again and will be sending out a summary of proposed changes in August and a vote in September. If you have any suggestions for by-law amendments or concerns, please let me know.

9. Matters for Voting

Consent Agenda

Special Events Applications

Event	Date	Event Type	Recommendation
GCA Back to School Event Tonette Brown	September 25, 2019	Piedmont Park Class E/1,500 participants	Support Did not attend meeting
Moving Day Atlanta (benefitting Parkinson's Disease) Celeste Tennant	October 19, 2019	Piedmont Park Class E/750 participants	Support

NPU Action: Motion to approve the consent agenda, after removing GCA Back to School special event, carries on voice vote. Approved

Special Event Application(s) – MOSE

Event Name	Event Type	Event Location/Date
Pure Heat Community Festival Avian Watson	Class C 19,999 Participants	Piedmont Park September 1, 2019

Comments:

NPU-F Action: Motion to defer on voice vote because applicant was not present.

Music Midtown Peter Conlon	Gated Event 170,000 Participants	Piedmont Park September 14-15, 2019
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Comments: Ryan with Midtown Music Festival described the new traffic plan for the festival and associated notifications to residents in adjacent neighborhoods. Concerns were raised about the disruptions to traffic patterns for approximately two weeks from September 6 through 19 and about access to the Park. Ryan suggested that residents call 770-439-7380 with concerns about trash pick-up and they monitor the Music Midtown website for the latest information on street closings.

NPU-F Action: Motion to thank Music Midtown for their presentation was not seconded.

Motion to recommend disapprove (non-support) of the Midtown Music Festival carries by a vote of 9 ayes, 8 nays, no abstentions

GCA Back to School Event Tonette Brown	Class E 1,500 Participants	Piedmont Park September 25, 2019
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Comments: Removed from Consent agenda

NPU-F Action: Action on GCA deferred to August NPU meeting.

AIDS Walk Atlanta + 5K Run Jon Santos	Class D 9,000 Participants	Piedmont Park September 29, 2019
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Comments: The event is confined mostly to the Park with minimum disruptions to adjacent neighborhoods.

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

Atlanta Light the Night Walk Laura Valente	Class D 8,000 Participants	Piedmont Park October 5, 2019
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Comments: The Walk supports the Leukemia and Lymphoma Society and is scheduled for 4:30 pm – 10 pm.

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

Liquor License Application(s) – LRB				
Name of Business	Type of Business	Applicant	Property Address	Request
The Red Snapper Seafood Restaurant	Restaurant	George Randall Mercer	2100 Cheshire Bridge Road	Change of Ownership

Comments: The LMMNA board supported the application.

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

Board of Zoning Adjustment Application(s) – BZA

[V-19-132](#) 1150 Virginia Avenue NE

Applicant seeks a variance from the zoning regulation to 1) reduce the required front yard setback from 35 feet to 20 feet, 2) reduce the required south side yard setback from 7 feet to 6 feet for an addition to the existing

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single-family home, 3) reduce the required rear yard setback from 15 feet to 8 feet and 4) reduce the required north side yard setback from 7 feet to 3 feet for the construction of an accessory structure.

VHCA Report: Applicant Mark Arnold on behalf of homeowner JackBilt Development Co. proposes to (A) reduce the front yard set back from 35 feet to 20 feet (existing); (B) reduce the rear yard setback on the south from 15' to 8'; and (C) reduce the north side yard setback from 7 feet to 3 feet, all for the new accessory structure). Additionally, he seeks to (D) reduce the south side yard setback from 7' to 6' (existing) to accommodate the expansion of the existing house to include a new second floor.

The proposed lot coverage is 48.9%. The applicant will examine putting stormwater collection in the rear yard.

At the Board meeting, neighbors asked the applicants to remeasure and confirm the buildable area calculations. The applicants agreed to do so and to reduce the size of the carriage house if needed. **Conditioned on such re-measurement (and adjustment, if needed), the Board unanimously voted to recommend support of this variance**

Comments: VHCA recommended approval. Concerns were voiced about protection of trees in the right-of-way area and the need for fencing.

NPU-F Action: Motion to recommend approval carried on voice vote with 2__residents opposed to the application.

[V-19-145](#) **940 St. Charles Avenue NE**

Applicant seeks a variance from the zoning regulation to decrease the total open space from 50.5 percent to 28.8 percent.

VHCA Report: Applicant John Waters on behalf of homeowner Ian Stedman proposes a reduction in the open space requirement from 73% to 68.5% for the construction of a new addition onto the home. Dianne Barfield represented the applicant at the VHCA Board meeting.

This particular variance is rarely sought in the neighborhood. The appropriate neighbors were notified well in advance by the applicant. There are no tree impacts, and the applicant understands the applicable stormwater requirements. Given the particulars of this property, the proposed plan, the discussions the applicant had with Christian Olteanu from Atlanta's City Planning Department, and the written support from the specifically impacted adjacent neighbors, **the Planning Committee and VHCA Board unanimously recommend support of this application.**

Comments: The application involved addition to a duplex structure and a reduction in the Land Use Intensity Ratio. The applicant committed to catch additional storm water runoff and has the support of the VHCA.

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

[V-19-152](#) **643 Cooleage Avenue NE**

Applicant seeks a variance from the zoning regulations to 1) reduce the required east side yard setback from 7 feet to 1.5 feet, 2) reduce the rear yard setback from 15 feet to 2 feet and 3) exceed the maximum floor area of an accessory structure from 30 percent to 34.7 percent of the main structure in order to construct a carport.

VHCA Report: Applicant Dianne Barfield on behalf of homeowner Debbie Fox proposes to (A) reduce the east side-yard setback from 7' to 1.5'; (B) reduce the rear setback (on the south side) from 15' to 2'; and (C)

exceed the maximum floor area of an accessory structure by 503 sq feet (47% vs 30%) for the construction of a carport in the left rear of the property.

After discussion with the Planning Committee, changes in the requested setbacks (3 feet from the rear and side property lines in compliance with typical CoA minimums) were agreed to. Re-measurements of some dimensions of the home were promised, including an updated survey, and the applicant agreed to search for a way to retain stormwater in the front yard, where level ground makes that practical. At the Board meeting, the setback changes had been made by the applicant, and a new survey had just been completed. Among the outcomes were a reduction in size of the carport that no longer necessitates a rear-yard accessory structure exception. The design of the front yard stormwater retention was not complete, but the initial the calculations had been made. Additionally, the accessory structure variance will be reduced to reflect the smaller carport.

Conditioned on the applicant's provision (by the NPU meeting) an updated referral certificate with the 3' setbacks and indicating stormwater retention in the front yard, the Board unanimously recommended support of this application.

Comments: VHCA approved the amended plans.

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

Text Amendment(s) – Zoning Ordinance

Z-19-58

An Ordinance by Zoning Committee to amend the 1982 Atlanta Zoning Ordinance, as amended, City of Atlanta Code of Ordinances Part 16, so as to add a new Chapter 39 entitled “Emory Campus Parking Overlay District”; to define certain terms; and for other purposes. NPU F Council District 6. EXHIBIT A, B

Druid Hills Report: Favorable in concept: The DHCA has had an opportunity to meet with David Payne and Chuck Palmer concerning their application, which we found productive. I'm not sure if we are formally opposed to the application per se so much as we have some questions and concerns, which we would like to see addressed at the NPU-F meeting. They are below.

We are interested in any plan to single-occupant car use, to reduce congestion, to reduce emissions, to encourage walking and biking where possible, and to support future planning that smartly uses local resources for uses other than housing automobiles. In that regard, we appear to share the spirit of Emory and the City of Atlanta's effort.

However, we still have questions about how the proposed parking overlay district will realize those goals. Emory has indicated that the plan will simply allow them to continue doing what they already were under DeKalb's parking, zoning, and related ordinances. But nevertheless, the overlay proposes a formal change to parking governance that would formalize an exemption.

Under these circumstances, we would have welcomed, and indeed even expected, that the City and/or Emory would provide convincing evidence that the proposal will realize the desired results. Among other things, that might include commensurate examples of parking overlay plans elsewhere in Atlanta, or absent such precedents (as both Atlanta and Emory indicate; GSU and Georgia Tech are state entities and thus exempt from city requirements), examples from similar university and/or hospital areas situated in similar neighborhoods. In addition, we'd have liked to see more about how the proposed overlay will interact with Emory's forthcoming master plan and its development implications, even as we understand that such a plan is still forthcoming. Other matters we have questions about include:

- Details about Emory's current parking infrastructure and utilization
- Emory's plans to support EV charging under Atlanta's 2007 ordinance if it is to be exempt from new construction of parking
- The relationship between the parking exemption and current or future pedestrian and bicycle infrastructure plans
- How Emory and/or the City might help address student/employee parking in the adjacent Druid Hills neighborhoods
- The manner by which public input on future parking waivers, shared parking, and the construction of parking structures/facilities will take place (especially along the campus edge).

We hope the City will see fit to surface and address these questions as a part of its consideration of this exemption.

Mason Mill: No Objections

Victoria Estates: No Objections

Comments: There was a lively discussion about longer term plans for parking and commuting alternatives on the Emory campus and how the light rail project could meet the needs of the campus and the adjoining neighborhoods.

Straw vote from adjacent neighborhoods: Two in favor, none opposed

NPU-F Action: The policy statement carried on voice vote by 19 NPU-F residents.

10. Old Business
11. New Business
12. Adjournment

The meeting adjourned at 9 pm.