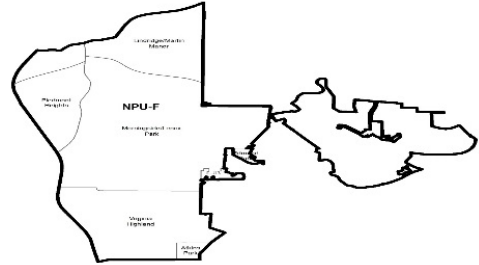


NEIGHBORHOOD PLANNING UNIT – F

MEETING INFO

Date & Time: Monday, September 16, 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

MINUTES

1. Opening Remarks/Introductions

The meeting was called to order at 7:04 pm.

2. Approval of Minutes

Thanks to Carol Shunnarah who prepared the minutes last month. Carol will also be taking minutes tonight. The August 2019 minutes are posted on the NPU-F website and a link was sent to those that are on the NPU email list. Motion to approve the August 2019 minutes carries on voice vote.

3. Announcements

- By-laws discussion will take place during Chair report.
- Report on Ponce Library renovation.

Fulton County has reported that they have abandoned plans for a drive-thru book drop. GDOT has ruled that it is not safe to add a curb cut without a deceleration lane from Ponce Ave, 4 more parking spaces will be added and 2 trees will be relocated. Fulton County will replace the trees if they don't survive in first 3 years. Civic association will appeal cutting trees and is doing study to determine if parking spaces are needed.

4. Reports from City Departmental Representatives

- **Atlanta Fire Department – Station 19 North Highland; Station 29 Monroe**
Chief Derrick Harris - It is fire hydrant season. Hydrants will be drained throughout city. Report hydrant problems to ATL311. Station 29 is replacing ladder truck this October. Civilian Fire Academy training is starting soon.
- **Atlanta Police Dept. - Zone 6 - Major Vazquez; Capt Clay Zone 2 – Major Shaw, Captain Patterson**

Major Vazquez - Police are aware of vehicle larceny in the area. A lot of units are being assigned on car breakins. They have made lots of arrests the last 28 days. Morningside has a decrease in crime. Music Midtown traffic – they are going to the drawing board to get right traffic flows and safer. No parking issues/complaints – better for residents. There was a

suggestion to move bike lane to the other side of the street. Sgt. Galvani, Zone 2 – **do not leave a lot of items in your car especially under the seat (it's the first place thieves look).**
Also do not leave your car running it will get stolen. Be aware of how far away your car can unlock and start with you nearby. Thieves can get in if you are not too far away.

- **Fulton County Community Prosecutor - Zone 2 -; Zone 6 - Court Watch Coordinator –**
- **MARTA police -**
- **Bureau of Housing and Code Compliance – Officer Edwards sledwards@atlantaga.gov cell 404-326-6573**
No hot topics. June to August we had 51 cases – 46 property maintenance and 5 others.
- **Public Works Code Enforcement – Office McKoy 404-276-1187**

Construction material is NOT picked up by the city – do not put in trash.
City does not have landfill, we take to Cobb County and we get fined to separate from trash.

- **Watershed Management –Spence Peck, Watershed Ambassador**

No report on Allen Road Oct 1st 11:30 to 1pm 72 Marietta HQ Store Watershed Roadshow
Adopt a drain – provide supplies to take care of drain.

5. **Comments from Elected Officials - None**

6. **Presentation**

- Trees Atlanta: Judy Yi

Tree ordinance rewrite – there is no draft to review, at this time; maybe in November. Keep in mind rezoning or variances the NPUs approve and how it affect trees. Please reach out to council members they will listen.
Contact Judy@treesatlanta.org with questions

7. **Planner's Report - Doug Young**

Historic preservation launch kickoff meeting is October 3rd, downtown on Broad Street. Meeting for our quadrant is on October 24th, 6:30pm at the Cathedral of St. Phillip,

8. **Committee Reports**

- Lindridge-Martin Manor Neighborhood Association – Kevin McBride, President; Rich Sussman, NPU Rep
- Morningside-Lenox Park Association – Ben Nemo, President & NPU Rep; John Ayers, Zoning & NPU Rep
Sydney Marcus park preservation – group effort described on Sidney Marcus website.
- Piedmont Heights Civic Association – Jim Hardy, President; Jean Johnson and Tim Berube, NPU Reps

November 24th Annual meeting from 3 to 6pm at Ansley Golf Club.
Rock Springs Presbyterian Church is disbanding due to lack of attendance. Property will be turned over to the Presbyterian Church presbytery.

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

Annual meeting 7pm on September 19th to elect Board of Directors at the Virginia-Highland Church

- 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 – Darin Engle
Book about Druid Hills written by DH residents in bookstores now
- Parks, Trees, and Environment – Rich Sussman/Jack White– no report
- Public Safety Committee – Jim Hardy– no report
- Education Committee (vacant) – no report

Chair report:

- The Man Cave LRB application has still not been scheduled for a License Review Board meeting.
- NPU-F elections will be held in November, which means that it's time to seek officer candidates. I'll be checking in with current officers and committee chairs to see if they want to continue in their role in 2020. In particular, looking for volunteers for zoning chair, education chair, alcohol permits chair. If you are interested, but want to learn more, please call or send me or Kay an email.
- August APAB meeting – new NPU Grant guidelines and process has been announced. Instead of having to submit a proposal and an invoice, the check will be cut when the grant is made. Also, in order to receive a grant, each NPU must attend at least 6 APAB meetings within calendar year (currently it is 3, but not enforced). Will still need to have a fiscal agent to receive checks. An NPU University curriculum has been developed. Stay tuned for more details.
- There are 4 vacancies on the Beltline TADAC to be filled by APAB representatives. Also, the APAB rep on the License Review Board is being replaced. See Debbie for details.
- NPU- F Executive committee met on August 26th and finalized recommendations for changes to the by-laws and policy sheet. Each NPU must submit their by-laws to the city annually by September 30th. The recommendations have been sent to the neighborhood presidents, posted on Facebook and NPU-F website, explained at several neighborhood meetings and sent to those on the NPU-F mailing list. See New Business for proposal and NPU-F action.

9. Matters for Vote/Review and Comment

Consent Agenda

Special Events Applications

Event	Date	Event Type	Recommendation
Autism Speaks Georgia 5K Kaitlyn Morris	November 18, 2019	Piedmont Park Class E/1,000 participants	Support
Atlanta Running Festival Ed Williams	December 7, 2019	Piedmont Park Class E/1,500 participants	Support

Board of Zoning Adjustment Applications

Upcoming Events:

Application	Request	Recommendation
V-19-187 1170 Lanier Blvd NE	Applicant seeks a variance from the zoning regulations to 1) reduce the required southern side yard building setback from 7 feet to 4 feet and 2) increase the maximum impervious lot coverage from 50 percent to 55 percent for a single-family addition.	VH: Defer

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

Special Event Application(s) – MOSE

Event Name	Event Location	Event Date
Atlanta Pride Jamie Ferguson	Piedmont Park Class A, 195,000 participants	October 12-13, 2019

Comments: did not appear at August meeting; Glen Paul Freeman attended meeting. There will be 2 marches on Saturday. Same set-up as in previous years.

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

Liquor License Application(s) – LRB

Name of Business	Type of Business	Applicant	Request
Room 752 752 North Highland Avenue NE	Restaurant	Jessica R. Ramsey	Change of Ownership

Alcohol Permits Chair report: This application is for an existing business (restaurant – Old Hand in Hand location) for an alcohol license for on-site consumption of liquor, beer and wine. No live entertainment planned. Location zoned neighborhood commercial.

Hours of operation are 11:00-11:00 Tuesday-Sunday. Total square footage is 2015 sq. ft. business has 29 parking spaces.

Comments: Jessica is also agent for Dark Horse and Neighbors Pub. Note that parking lot is out of compliance for trees.

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

Board of Zoning Adjustment Application(s) – BZA

Application

[V-19-182](#) 1274 Avalon Place NE

Applicant seeks a variance from the zoning regulation to 1) reduce the required front yard building setback from 35 feet to 30 feet, 2) reduce the required northern side yard building setback from 7 feet to 3.75 feet and 3) reduce the required southern side yard building setback from 7 feet to 1.5 feet – for a new detached garage structure and an addition.

MLPA Report: Approved 10-0-0

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

[V-19-185](#) 1515 North Morningside Drive NE

Applicant seeks a variance from the zoning regulations to 1) reduce the required northern and southern side yard building setbacks from 7 feet to 5 feet, and 2) increase the maximum impervious lot coverage from 50 percent to 61.9 percent – to erect a new single-family dwelling.

MLPA Report: MLPA Board voted to Deny 3-4-3

Comments: MLPA Land Use voted to approve 4-0. Applicant is demolishing house, garage and leaving pool. Current lot coverage is 60.4%. Will install water retention chamber and will remove some of the impervious surface. Issue is removal of large tree at front of house.

NPU-F Action: Motion to defer at request of applicant - motion carries

[V-19-186](#) 790 Highland Terrace NE

Applicant seeks a variance from the zoning regulation to reduce the required front yard setback from 35 feet to 25.6 feet for the construction of a second story addition.

VHCA Report: No stormwater or tree issues; neighbors notified. Approval recommended unanimously by Planning Comm. & Board.

Comments: Adding small addition

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

[V-19-188](#) 869 Adair Avenue NE

Applicant seeks a variance from the zoning regulation to reduce the half depth front yard setback from 17.5 feet to 13 feet in order to construct a deck.

VHCA Report: Appropriate tree protection measures agreed upon; no stormwater issues. Neighbors notified. Approval recommended unanimously by Planning Comm. & Board

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

[V-19-195](#) 996 Cumberland Road NE

Applicant seeks a variance from the zoning regulation to reduce the required front yard setback from 35 feet to 31.2 feet.

MLPA Report: Approved 10-0-0

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

[V-19-197](#) 791 Cumberland Road NE

Applicant seeks a variance from the zoning regulations to reduce the required western side yard building setback from 7 feet to 3 feet – for a screened porch addition.

MLPA Report: Approved 10-0-0

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

[V-19-205](#) 1159 Reeder Circle NE

Applicant seeks a variance from the zoning regulation to 1) reduce the required eastern side yard setback from 7 feet to 3 feet, 4 inches, and 2) reduce the required rear yard building setback from 15 feet to 5 feet - to erect a new detached garage.

MLPA Report: Approved 10-0-0

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

Zoning Review Board Application(s) – ZRB

Application

[U-19-23](#) 1700 Piedmont Road NE

Applicant seeks a special use permit to operate a private school. [SITE PLAN](#), [SURVEY](#), [TREE REPLACEMENT PLAN](#)

PHCA Report: Tim Berube and Jim Hardy conducted a site visit at the Heritage School site on August 30. At the monthly PHCA Board Meeting, Sep 3, 2019, the PHCA Board unanimously voted to recommend approval of the variance, with the condition that construction parking be only on the School/Church property and not on neighborhood streets.

MLPA Report: Approved 10-0-0

Comments: 46 trees will come down, most are pines. Existing school, no new buildings is the condition that is being removed.

NPU-F Action: Motion to recommend approval, conditioned on a) site plan presented to the NPU and b) all construction parking be on site carries by voice vote.

[Z-19-77](#) 863 Ponce de Leon Avenue NE (**Review and Comment only**)

Applicant seeks to rezone the .43 acre property from the MRC-2-C/BeltLine (Mixed residential and commercial, maximum floor area ratio of 3.196 conditional/BeltLine Overlay) zoning designation to the MRC-2-C/BeltLine (Mixed residential and commercial, maximum floor area ratio of 3.196 conditional/BeltLine Overlay) zoning designation to develop a mixed-use building. [SITE PLAN](#), [SURVEY suggest significant greenness around building by Stephanie](#)

V-19-192 863 Ponce de Leon Avenue NE

Applicant seeks a variance to reduce the required Useable Open Space based on the LUI calculation in MRC-2 zone districts from 40 percent to 20 percent to construct a new multi-family structure.

Poncey-Highland Report:

VAHI Report: Plans developed & submitted too late for VHCA Planning. Applicants report minimal design flexibility available to potential developers. Invited to present on 9-16 instead of 9-19.

Comments: Mixed use site – request is to increase maximum height from 52 feet to 100 feet and to variance to reduce Usable Open Space from 40% to 20%. Very concerned because trees not on plan; don't have civil drawings. Applicant states that one pecan tree will come down in back. Says intent is to build 5 stories over 2 parking floors (comparison is to Carlson across the street).

NPU-F's comments will be sent to NPU-N and Poncey-Highland who have not made a recommendation.

Text Amendment(s) – Zoning Ordinance

Legislation	Public Hearing
<p><u>Z-19-76 (Vote Required)</u> An Ordinance by Councilmember J.P. Matzigkeit to amend the 1982 Atlanta Zoning Ordinance, as amended, by amending the R-LC (Residential limited commercial district), C-1 (Community business), C-2 (Commercial service), C-3 (Commercial residential), C-4 (Central area commercial residential), C-5 (Central business support), I-mix (Industrial mixed use district), NC (Neighborhood commercial), and MRC (Mixed residential commercial) zoning districts so as to allow a “party house” as a use in some commercial zoning districts and expressly prohibit it as a use in certain districts including solely residential districts. FACT SHEET</p>	<p>Zoning Review Board October 10 or 17, 2019</p>

Comments: Don't like the idea of having this attached to NC districts. 1) we have defined those the way we want them, so blanket modification city-wide is a bad idea and 2) our NC properties back up to or are adjacent to single family and multifamily residential so this ordinance does not protect them. Aside from NC zoning, this change would permit parties houses in some BeltLine properties, which again would place them adjacent to single and multi-family homes. Thinking here of the new condos to be build on Drewry for example. Condos might be able to control bad behavior through their own rules and restrictions, but I could see rooftop parties on BeltLine adjacent developments being very disruptive to the neighborhood. Wonder if it could be limited in some way with the BeltLine overlay, or where they are within a certain distance of R properties. How difficult is it going to be to get a special use or special administrative permit?

Does this include AirBnB? Are there unintended consequences? This is trying to solve single problem. How does this impact renter of home with party. No penalties for using house for parties.

NPU-F Action: Motion to not oppose – motion carries.

10. Old Business – None

11. New Business

Proposed NPU-F Policy Sheet changes:

A. Addition of **Consent Agenda** and **Text Amendments** to the NPU-F agenda

*Rationale: This is a housekeeping change. These items were left off the list of agenda items described on the Policy Sheet. **Consent Agenda** is proposed to be added following Neighborhood and Committee reports. **Text Amendments** are proposed to follow Zoning Matters.*

Proposed By-Law changes:

B. Change Bureau of Planning to Department of City Planning - Articles I, III, IX

Rationale: Housekeeping change to reflect new department name.

C. Incorporation of Druid Hills (North)/Emory/CDC area into NPU; correct name of Edmund Park Civic Association (now Neighborhood Association) - Article I, X

Rationale: This is to formalize the incorporation of Druid Hills (northern districts of the neighborhood) which includes the Emory University campus and CDC annexed into the City of Atlanta in 2018. Designation of this area also includes adding 2 positions on the NPU-F executive committee. The designation of "North" is to differentiate the part of Druid Hills that is in NPU-N. While this area is not highly populated, there are also several homes/streets adjacent to the Morningside neighborhood but within the boundaries of the Druid Hills neighborhood that have also annexed into the city, Members of the Executive Committee must be residents of NPU-F.

D. Remove Virginia-Highland Business Association from list of recognized organizations and from the Executive Committee – Article V

Rationale: The VaHi Business Association has not been active for several years. If it becomes active again, they may re-petition to be added back as a recognized NPU-F organization. Note: other business associations who want to be recognized within the NPU may petition the NPU at any time.

E. Remove Parliamentary position from the Executive Committee - Article V

Rationale: Recognizing that the role of the Parliamentary is to be impartial, the position has been removed as a member of the Executive Committee.

F. Define Areas of Interest by geographic areas and include Manchester District and Cheshire Bridge Corridor as new areas of interest

Rationale: In the current version of the by-laws, the Areas of Interest are organized by neighborhood, then the geographic boundaries where there is an interest. As a result, the boundaries for several areas are repeated. For clarity, the geographic areas are each described first indicating the neighborhoods who share an interest in zoning changes. In addition, because of the recent increase in rezoning activity, the Manchester District and Cheshire Bridge Corridor have been added. Also, the Armour/Ottley district has been split into east and west to reflect the current neighborhoods.

Proposed Revisions to AREAS OF INTEREST.

Armour District (East) – Piedmont Heights neighborhood

The Armour district (East) is bounded by Peachtree Creek to the North, Piedmont Road to the East, Interstate 85 to the South and the MARTA rail line to the West. This is an area of interest for the Lindridge-Martin Manor Neighborhood Association. It is NPU-F's preference that all zoning matters in this Area of Interest will also be reviewed by the LMMNA in advance of NPU-F's vote on such matters so that NPU F may be informed of LMMNA's view on any such zoning matter prior to making its own independent decisions with respect to any such matters.

Armour/Ottley District (West) – Brookwood Hills neighborhood, NPU-E

The Armour/Ottley District (West) is bounded by I-85 on the south, Clear Creek on the west, Peachtree Creek on the north and MARTA rail line on the east. This is an Area of Interest for the Piedmont Heights Civic

Association. It is NPU-F's preference that all zoning matters in the Area of Interest which falls within the purview of NPU-E and the Brookwood Hills neighborhood will also be reviewed by the PHCA in advance of NPU-E's vote on such matters so that NPU-E may be informed of their views on any such zoning matter prior to NPU-E making its own independent decisions with respect to any such matters.

Cheshire Bridge Corridor –Morningside Lenox Park neighborhood (south of Faulkner), Lindridge-Martin Manor (north of Faulkner)

The Cheshire Bridge Corridor extends between I-85 on the north and Monroe Drive on the south. The entire length of Cheshire Bridge is an Area of Interest for the Morningside Lenox Park, Piedmont Heights and Lindridge Martin Manor. It is NPU-F's preference that all zoning matters in this Area of Interest which falls within the purview of NPU-F will be also be reviewed by all three neighborhoods in advance of NPU-F's vote on such matters so that NPU F may be informed of their views on any such zoning matter prior to NPU F making its own independent decisions with respect to any such matters.

Manchester District – Morningside Lenox Park neighborhood (new Area of Interest)

The Manchester District is bounded by the Southern Railway on the North, Cheshire Bridge Road on the South and Piedmont Road on the West. This is an Area of Interest for the Lindridge-Martin Manor Neighborhood Association and Piedmont Heights Civic Association. It is NPU-F's preference that all zoning matters in this Area of Interest which falls within the purview of NPU-F will be also be reviewed by the LMMNA and PHCA in advance of NPU-F's vote on such matters so that NPU F may be informed of their views on any such zoning matter prior to NPU F making its own independent decisions with respect to any such matters.

Emory/CDCArea and Druid Hills households (new Area of Interest)

The Emory/CDC/Druid Hills Area is defined by the boundaries that annexed into the City of Atlanta on 1/1/2018 and includes the area that the Druid Hill Civic Association designates as Districts 6, 7 and 8. In addition, homeowners adjacent to the Morningside Lenox Park neighborhood have annexed into NPU-F. Dekalb County recognizes these areas to be in the Druid Hills neighborhood. It is NPU-F's preference that all matters within these boundaries include the input of the Druid Hills Civic Association, and other neighboring civic associations when appropriate, prior to NPU-F making its own independent decisions with respect to any such matters.

Current NPU-F By-Laws and Policy Sheet can be found on the NPU-F website.

NPU-F Actions:

Policy Sheet Change: Motion to approve Policy Sheet changes carries by a vote of 11 ayes, 0 nays.

By-Law Changes: Motion to approve By-Law changes carries by a vote of 11 ayes, 0 nays.

12. Adjournment

The meeting adjourned at 9:29 PM