

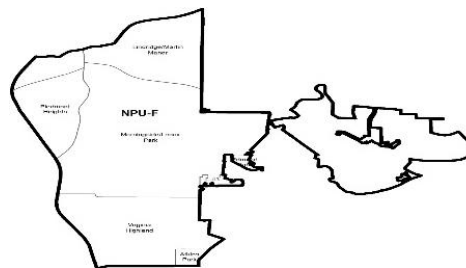
NEIGHBORHOOD PLANNING UNIT – F

MEETING INFO

Date & Time: Monday, October 21, 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 7:00 pm.

2. Approval of Minutes

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

3. Announcements

Election of officers will be conducted at the November 2019 NPU-F meeting. The officer and committee chair positions are listed on the consent agenda. Those interested in being a candidate should contact the Chair at chair@npufatlanta.org. Note: every attempt will be made to balance the executive committee by neighborhood. Also, the time commitment for most committee chairs is minimal, especially if you are doing the same work for your neighborhood.

A couple months ago, we heard a presentation from the Center for Civic Innovation on their NPU Initiative project. As President of APAB I am now on the project's advisory board and have volunteered our NPU to "test drive" their survey on NPU participation. This survey is going to be distributed to people in various venues so the questions may seem a little weird if this is your 1st time attending an NPU meeting – especially if you are hear for a variance or alcohol license.

3. Reports from City Departmental Representatives

▪ **Atlanta Fire Department – Station 19 North Highland; Station 29 Monroe**

Douglass Hatcher – October is Fire prevention month – check detectors; to request an install go to website. He emphasized the Closed Door program -- shutting your door before bed helps increase time they can get to you in case of fire.

Contact the GA DOT for car seat installation classes.

Dec 7th – Station 16 party

Dec 10th – graduation of latest Atlanta Fire training class

Please visit the City of Atlanta Website at: www.AtlantaGa.Gov

- **Atlanta Police Dept. - Zone 6 - Major Vazquez; Capt Clay Zone 2 – Major Shaw, Captain Patterson**

Sgt Galvan Zone 2 – Man Cave is not officially open. Yet Eventbrite calendar shows an event around Halloween. They do not have an alcohol permit. The pressure from the community has stopped the current alcohol permit process; not sure if they have withdrawn application. All police can do now is wait for a problem.

Please call police if anything happens.

- **Fulton County Community Prosecutor - Zone 2 – Nemonie Nooks; Zone 6 - Open Jr; Court Watch Coordinator –**

Nemonie Nooks – Keith Lamar is no longer with the office his replacement is coming soon. Call 404-934-4840 with questions.

Court case – 10/25/2019 9:30am - Jeremy Hewitt– robbery by force – Jeremy is in custody

- **Bureau of Housing and Code Compliance – Officer Edwards sledwards@atlantaga.gov cell 404-326-6573**

July – September – 54 cases of which 50 are property and 4 hazard cases.

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

Officer McKoy – do not blow leaves into the street. This clogs drains. Please call 404-276-1187 if you see this happening. Leaves must be in bags. Up to 20 bags can be picked up with regular trash; any more than that is considered BULK pickup.

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

November 6th is the storm water roadshow-info is on the website.

- Adopt a Drain program – info on table
- 10/31 - HalloweenTrick or Treatment tour ages 10 and up at Hemphill facility includes useful movie
- Senior discount for those with 25k income or less a year
- Annual contract for storm water repair upgrades
- Toilet rebate – EPA low flush toilet
- 1198 Zimmer project should wrap up at the end of the month
- EPD has declared a Level 1 Drought

4. Comments from Elected Officials - none

5. Presentation(s) – none

6. Planner’s Report – Doug Young

Historic preservations programs – Future Places Project -

Community meetings are being held to get input from residents, advocacy groups, etc n Atlanta’s historic preservation guidelines. Nothing has been done to preserve historic areas since 1980’s. 2 meetings are still left (see consent agenda calendar)

7. Committee Reports

- Lindridge-Martin Manor Neighborhood Association – Kevin McBride, President; Rich Sussman, NPU Rep
Upcoming events: October 26 – Annual Halloween Parade and Party; November 6 - Quarterly meeting – elect new officers. Meeting at Taverna Plaka at 6:15pm
- Morningside-Lenox Park Association – Ben Nemo, President & NPU Rep; John Ayers, Zoning & NPU Rep – No report
- Piedmont Heights Civic Association – Jim Hardy, President; Tim Berube, NPU Reps
Jim Hardy –
Upcoming events: October 24 Annual Fandango fundraiser – Midtown Bowl
November 24 – Annual Meeting at Ansley Golf – board elections.
- Virginia-Highland Civic Association (VHCA) –David Brandenberger, President; Barry Loudis and Kay Stephenson, NPU Reps
Upcoming events: October 26 – Parade from Adair/Todd Rd to Murphy’s
October 29 - Candy Crawl, Scarecrow contest
Dec 7th and 8th – Annual Tour of Homes – need volunteers
Tree lighting party in December.

- Edmund Park – Carol Wales, President, Pete Densmore, Neighborhood Rep; Sally Montgomery, Zoning – No report

- Emory/CDC Area/Druid Hills – Darin Engle – No report

- Parks, Trees, and Environment – Rich Sussman/Jack White

Rich Sussman – This is the best time of year to plant trees. Trees Atlanta has trees for sale. Jack and Rich are working on the Riparian Stream buffer issue on Cheshire Bridge.

- Public Safety Committee – Jim Hardy

Be Safe for Halloween – look out for people that do not belong.

The Police Ride Along is very interesting and highly recommended.

- Education Committee (vacant)

ATL School Board Superintendent search is ongoing. 4 meetings are scheduled for community input (see Consent Agenda for dates, time, and locations)

Chair report:

- **The Man Cave LRB application** has still not been scheduled for a License Review Board meeting. Discussed earlier in the meeting.
- Received an SAP BL-19-066 to sell Big John’s Christmas Trees at Ansley Mall. Piedmont Heights did not have any issues or concerns.
- Also received an application to encroach the 75’ Stream Riparian Buffer at 2070 Cheshire Bridge. You may remember that about a year ago we were asked to support an Invest Atlanta Housing Opportunity Bond application for affordable housing. The application has been sent to Jack/Rich/Morningside and Lindridge Martin Manor. Unless they will require a

variance, this will be the only time that we see their plans. Our comments are due by October 31st.

- September & October APAB meeting – a) presentations were given by Tim Keane on the Atlanta City Design. Many of you may have already seen his overview of where the city is going and how it plans to get there. B) By-laws were amended at the October meeting; most were for clarification; but a proposal to reduce the quorum requirement from 13 to 11 did NOT pass. C) The Neighborhood Matters Awards will be held in January at the monthly APAB meeting. Plans are to make it more festive and inspirational. Be thinking about someone who NPU-F might recognize, We'll need to submit our name in early December.
- APAB is distributing Atlanta Community Engagement Playbooks that were written by community members for community members to increase and improve community engagement. If you belong to an advocate organization or any community organization that takes on issues of collective importance, I would recommend this book. There is also training available for teams of at least 10 and after successfully completing the training, \$500 will be given for each team to implement a community engagement project.
- There are 3 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.

9. Matters for Voting

CONSENT AGENDA - NO ITEMS

Check calendar of upcoming events, volunteer opportunities.

Liquor License Application(s) – LRB

Name of Business	Type of Business	Property Address	Request
EZ Food Mart Mohammad Haque	Food store	1896 Piedmont Road	New Business

PHCA: Recommend approval

Comments: New location with ingress/egress on both Piedmont Circle and Piedmont. Retail sales only

NPU-F Action: Motion to approve carries by a unanimous voice vote.

The Colonnade Jodi J. Stallings	Restaurant	1879 Cheshire Bridge Road NE	Change of Agent
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Comments: MLPA did not request applicant to appear. Existing location, no retail sales, no violations

Board of Zoning Adjustment Application(s) – BZA

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: recommend approval

Comments: Removing garage. Reducing impervious surface from 64%.

NPU-F Action: Motion to approve carries by a unanimous voice vote.

V-19-187 1170 Lanier Boulevard 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.

VaHi Report: Deferred from September 2019. Applicant David Price on behalf of homeowner Adele Shepard seeks variances to: (A) reduce the south side yard setback from 7 feet to 4 feet and (B) increase the impervious surface from 50.5 to 55% to construct a new studio and garage..

The lot slopes downhill from west (rear yard) to east on Lanier. The slope is gentle in the rear and much steeper in the front yard. Stormwater from the existing home has created a well-defined rill along the southern boundary of the property line outside a partially broken and barely functioning concrete flume Two trees are in play in the rear. An 18” hardwood will have some existing concrete under its drip line removed by hand; a 34” hardwood will be partially impacted. Both will require arborist prescriptions.

The owner wants to extend the rear of the existing structure to accommodate a pottery studio. A second-story addition was contemplated; it was more expensive and more physically challenging for the applicant, who is retired and lives alone.

This application was deferred one month to allow the applicant to develop a more sophisticated stormwater control plan and to provide time for VHCA to hire its own consultant, Haythen Shasta of Sherwood Engineering, to review the challenges. A series of comments and revisions produced the plan that womanizes the application, which should capture the designated rainfall from both the addition and the existing home and store them underground in the front yard for subsequent discharge into the groundwater system The overall outcome will be significantly less water reaching Lanier Boulevard (and Rock Creek, across the street) than now occurs.

Because the process of submitting a stormwater plan occurs well after BZA approval, the owner has agreed separately with VHCA to submit and build the attached plan, unless the city requires an even more stringent one.

The neighbors have been notified and the Planning Committee and Board voted unanimously to recommend support of this application in its current form, subject to the signing of the agreement as attached.

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

V-19-228 1095 North Highland Avenue NE

Applicant seeks a variance from the zoning regulation to 1) reduce the required front yard setback from 35 feet to 26.9 feet and 2) reduce the required half depth front yard setback from 17.5 feet to 8.6 feet.

VaHi Report: Applicant Mark Arnold on behalf of homeowners Matt and Catherine Tabor for construction of a new garage to be built in the existing cellar, additional second story and other renovations

- 1) Reduce the south front yard setback from 35 feet to 34.9 feet
- 2) Reduce the half-depth east side yard setback from 17.5 feet to 7.5 feet.

The proposed lot coverage is 46% and no challenging stormwater or tree issues were observed. It is expected that the magnolia close to the corner of N. Highland and Kentucky (north side) will be removed.

The homeowner reports all applicable neighbors have been notified and will present evidence of such at board meeting. With this understanding, the Planning Committee and Board voted to support this

application unanimously.

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

V-19-230 631 Park Drive NE

Applicant seeks a variance from the zoning regulation to reduce the required east side yard setback from 7 feet to 3.5 feet and rear yard setback from 15 feet to 5 feet to construct a detached garage in the rear yard.

VaHi Report: DEFERRED UNTIL NOVEMBER at the request of the applicant

NPU-F Action: Motion to defer carries by voice vote

V-19-231 627 Park Drive NE

Applicant seeks a variance from the zoning regulation to reduce the required east side yard setback from 7 feet to 3.5 feet and rear yard setback from 15 feet to 5 feet to construct a detached garage in the rear yard.

VaHi Report: DEFERRED UNTIL NOVEMBER at the request of the applicant

NPU-F Action: Motion to defer carries by voice vote

V-19-219 1035 Rosedale Road NE

Applicant seeks a variance from the zoning regulations to 1) increase the size of proposed detached accessory structure from 30 percent to 45 percent whereas accessory structures are not allowed to exceed 30 percent of the floor area of the main house and 2) reduce the required side yard setback from 7 feet to 1 foot and 10 inches to add heated space to existing accessory structure.

Applicant and homeowner Matthew Hoff seek two variances for construction of a replacement accessory structure.

- 1) Increase the percentage of the size of the accessory structure (relative to the main structure) from 30% to 45%.
- 2) Reduce the south side yard setback from 7 feet to 3 feet, amended from the original request of 1.1'.)

The unusually large lot goes way back to the edge of Callanwolde. One tree behind the accessory structure due to the new construction; an arborist is examining that challenge, as well as the well-being of two lovely and enormous tulip poplars on the hill behind them.

All applicable neighbors have been notified. The Planning Committee and Board voted to support this application unanimously.

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

V-19-217 890 Arlington Place NE

Applicant seeks a variance from the zoning regulation to 1) reduce the required north side yard setback from 7 feet to 3 feet, 2) reduce the required front yard from 35 feet to 33 feet, and 3) exceed the maximum floor area of a garage on the ground floor of the principle building from 35 percent to 100 percent of the ground floor in order to construct a new single family residence. The applicant also seeks a special exception to exceed the maximum height of a retaining wall in the side yard from 6 feet to 8 feet in order to construct a retaining wall.

VaHi Report: Applicant and homeowner Lisa Hill for construction of a new residence

- 1) Reduce the north side yard setback from 7 feet to 3 feet
- 2) Reduce the front yard setback from 35 feet to 33 feet
- 3) Increase the maximum FAR of a garage on the first level from 35% to 100%
- 4) (SAP) Increase the maximum height of a retaining wall from 6 feet to 8 feet

The proposed lot coverage is 48.5% and there are no tree issues. The stormwater ordinance will apply; at the current time, a great deal of stormwater flows onto this property from the apartments to the west. Homeowner reports all applicable neighbors have been notified. The Planning Committee voted to support this application unanimously (abstention of Chip Bullock).

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

V-19-220 960 Virginia Avenue NE

Applicant seeks a variance from the zoning regulation to 1) reduce the required front yard setback from 35 feet to 34.9 feet and 2) reduce the required half depth front yard from 17.5 feet to 7.5 feet.

VaHi Report: Applicant Mark Arnold (on behalf of homeowners Marshall & Antoinette St Clair) seeks two variances for the construction of an additional second story and a new garage site approximately where the existing one sits along Kentucky Ave. (A) reduce the south front yard setback from 35 feet to 34.9 feet; and (B) reduce the half-depth east side yard setback from 17.5 feet to 7.5 feet.

The proposed lot coverage is 42.1% and no new stormwater issues were observed. An arborist is being consulted regarding two small trees in the rear of the house. The applicable neighbors have been notified, and the Planning Committee and Board voted to support this application unanimously.

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

V-19-208 819 Wildwood Road NE

Applicant seeks a variance from the zoning regulations to 1) reduce the required front yard setback from 50 feet to 44 feet 8 inches and 2) reduce the required half-depth front yard setback from 25 feet to 15 feet 1 inch to construct a new single family residence.

MLPA Report: recommend approval

Comments: Tearing down house, rebuild almost same footprint, 2 trees will come down but the rest will be saved.

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

Text Amendment(s) – Zoning Ordinance -ZRB

[Z-19-96](#)

*This legislation **CREATES** a definition for “small discount variety store”, and **IMPOSES** a distance requirement between small discount variety stores of 1,500 feet in the following zoning districts: C-1, C-2, C-3, C-4, C-5, I-MIX, I-2, SPI-1, SPI-2, SPI-9, SPI-12, SPI-15, SPI-16, SPI-17, SPI-18, SPI-20, SPI-21, SPI-22, PD-MU, PD-OC, Cabbagetown landmark district, Martin Luther King Jr. landmark district, Inman Park historic district, PRATT-PULLMAN landmark district, NC, LW, and MRC.*

An Ordinance by Councilmember Marci Collier Overstreet to amend the 1982 Atlanta Zoning Ordinance, as amended, to add section 16-29.001(87) to add the definition of small discount variety store; to amend the C-1 (Community business), C-2 (Commercial service), C-3 (Commercial residential), C-4 (Central area commercial residential), C-5 (Central business support), I-Mix (Industrial mixed use district), I-2 (Heavy industrial district), SPI-1 (Downtown special public interest district), SPI-2 (Fort McPherson special public interest district), SPI-9 (Buckhead Village district), SPI-12 (Buckhead/Lenox Stations special public interest district), SPI-15 (Lindbergh Transit Station special public interest district), SPI-16 (Midtown special public

interest district), SPI-17 (Piedmont Avenue special public interest district), SPI-18 (Mechanicsville Neighborhood special public interest district), spi-20 (Greenbriar special public interest district), SPI-21 (Historic West End/Adair Park special public interest district), SPI-22 (Memorial Drive/Oakland Cemetery special public interest district), PD-MU (Planned development – mixed use district), PD-OC (Planned development – office-commercial district), Cabbagetown landmark district, Martin Luther King Jr. landmark district, Inman Park historic district, Pratt-Pullman landmark district, NC (Neighborhood commercial), LW (Live work district), and MRC (Mixed residential commercial) zoning districts so as to allow small discount variety stores as a use; to require a 1,500 foot distance between small discount variety stores as defined by this ordinance; and for other purposes. [FACT SHEET](#)

Comments:

- implementation of a distance limitation does not attract the types of stores that are desired
- the legislation should not apply to Neighborhood Commercial (NC) zoning districts; to do so undermines the work of neighborhoods and NPUs to define the characteristics of individual NC districts. As new NC districts are created in older neighborhoods, it may be that it is appropriate to allow variety stores that sell at discount prices in older buildings.

An example of two variety stores that sit side-by-side (Richards Variety Store & Tuesday Morning) that could fit the proposed definition. If one of these businesses was to leave, it could not be replaced with a similar business model.

We ask that possible "unintended consequences" be further explored

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

10. Old Business
11. New Business
12. Adjournment

The meeting adjourned at 8:48 PM