

NEIGHBORHOOD PLANNING UNIT – F

Monday, April 20, 2020 at 7:00 PM
Join Zoom Meeting <https://zoom.us/j/288892062>
Meeting ID: 288 892 062



CONTACT INFORMATION

Debbie Skopczynski, **Chair** – 404.874.7483 or chair@npufatlanta.org

Kay Stephenson, **Vice-Chair** – kay.stephenson@gmail.com

Doug Young, **City of Atlanta, Planner** – 404.330.6702 or dyoung@atlantaga.gov

Leah LaRue, **City of Atlanta, Assistant Director** – 404.330.6070 or llarue@atlantaga.gov

MINUTES

1. Welcome and Opening Remarks

The meeting was called to order at 7:00 pm. A quorum was present.

2. Approval of Minutes -

- The minutes for the January and February 2020 meetings have been posted on the NPU-F website and a link was sent those on the NPU-F mailing list. Are there any changes or corrections to either the January or February minutes.
 - i. Motion to approve the January minutes carries.
 - ii. Motion to approve the February minutes carries.

3. Calendar Announcements

Thursday, April 23, 2020 at 10:30 a.m. To make sure we are communicating directly with seniors and those who advocate for them, NPU University is hosting a conference call for seniors.

4. Reports from City Departmental Representatives

- Atlanta Fire Department – Station 19 North Highland, Station 29 Monroe Drive;
 - New Battalion Chief Jerry Deberry announced the Fire department is doing well. They are taking care of themselves. Interacting with citizens by going around doing pro-active welfare checks on people to provide information on Covid19 and seeing if citizens need anything.
 - No visitors are allowed in the fire station unless in need
 - Putting together a procedure for donation of food for citizens in need.
- Bureau of Housing and Code Compliance – Office Jeter
 - Vincent Jeter states they are scaling back services and please call 311 or use app for reporting cases

5. Comments from Elected Officials

- Councilmember Jennifer Ide
 - Lance Orchid, Chief of Staff– will find out more about the shelter in place order. The Governor's order will preclude any city issuing orders that are more or less stringent than the Governor's order.

6. Presentations – none

7. Planner's Report- Doug Young

-Doug Young reports that there is a fully digital online permit process available. Go to the DCP planning website and see the COVID 19 Bulletin update

8. Neighborhood and Committee Reports

- Lindridge-Martin Manor

- Richard Sussman – the Spring event has been postponed.

- Morningside-Lenox Park

No Report

- Piedmont Heights Civic Association

Jim Hardy reports – the civic association is donating to first responders. The ASW distillery making hand sanitizers and making it available to residents through the PHCA. Need own containers. An email went out to residents.

Hand sanitizers being passed out to restaurants

- Virginia-Highland Civic Association

Summerfest scheduled for the first weekend in June has been postponed. A new date will be announced shortly.

- Edmund Park

No Report

- Emory/CDC Area/Druid Hills

No report

- Parks, Trees, and Environment

Jack White announced that a public Watershed Storm Water Prevention presentation will be conducted on 4/21 from 1:30 – 3pm

- Public Safety

No report

- Education Committee – no committee chair
- Chair Report:
 - BL-20-018 – Request by Mama's Latina Cosina to conduct a one-day event on May 5th (Cinco de Mayo) in their parking lot. The Piedmont Heights neighborhood reviewed the event and noted that the SAP does not address parking and there is a potential for creating parking problems and potential pedestrian/customer safety concerns. This info was sent to the City. It is unclear if this event will take place.
 - SAP BL-20-020 Commercial renovation at 442 Plasters to convert a previous catering operation to event space. Room for 7 spaces on-site and the rest the applicant will acquire via lease agreements. Piedmont Heights reviewed the SAP and the NPU sent a response to express our concerns that there is no available off-street (or on-street) parking available in this area and cited the recent parking reduction at Woof's as evidence. No word back on the status of the SAP review.
 - APAB -- which is an official COA Board, has suspended their meetings as required by an Executive Order by the Mayor suspending all City Boards, Authorities, Commissions, etc. Meetings will resume when City Hall reopens to the public.

- Matters for Voting (see voting reports below)
- Old Business - none
- New Business - none
- Announcements -none
- Adjournment – the meeting adjourned at 9:16 pm

MATTERS FOR VOTING

NPU-F Consent Agenda – April 20, 2020

Special Events Applications

Event	Date	Event Type	Recommendation
Walk to End Lupus Teri Emond	Piedmont Park April 25,2020	Class D & Assembly 8,000 Participants	Support
Indigenous House 10 John Dennis	Piedmont Park May 17, 2020	Class D 2,000 Participants	Support

43rd Annual Atlanta Jazz Fest Hunter Sims	Piedmont Park May 23-24, 2020	Class A 90,000 Participants	Defer (changing date)
Sisters by Choice Pink Ribbon 5K Run-Walk Dr. Rogsbert Phillips-Reed	Piedmont Park July 18, 2020	Class D 3,400 Participants	Defer
Atlanta Dogwood Festival (Supported at January meeting)	Piedmont Park August 7-9, 2020 (Date change)	Class A 90,000 Participants	Continue to Support
BeReggae 2020 Atlanta Reggae in the Park LLC	Piedmont Park August 22-23, 2020	Class D 8,000 Participants	Support
CHOA Strong4Life Superhero 5K Chelsea Ott & Skip Breeser	Piedmont Park August 29, 2020 Route includes Park perimeter	Class E 1,800 Participants	Support
GCA Back to School Event (formerly End of Year Event) Tonette Price	Piedmont Park September 30, 2020	Class E 1,999 Participants	Support
Whine Walk Run 5K Patrice Peters	Piedmont Park October 17, 2020	Class E & Assembly 250 Participants	Support
Rescue Dog Games	Piedmont Park October 18, 2020	Class E 800 Participants	Support
Atlanta March for Melanoma Leanna Bennett	Piedmont Park October 24, 2020	Class E 350 Participants	Support
Shatterproof Rise Up Against Addiction 5K Walk Run Kat Thomas	Piedmont Park November 7, 2020 Route includes Park perimeter	Class E 1,500 Participants Street Closure 8:50 – 10:30 AM	Support
Autism Speaks Georgia 5K Heather Baker	Piedmont Park November 14, 2020	Class E 1,000 Participants	Support

Board of Zoning Adjustment Applications

Application	Request	Recommendation
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.	VH: Defer at the request of the applicant
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.	VH: Defer at the request of the applicant
V-20-27 927 St. Charles Avenue NE	Applicant seeks a variance from the zoning regulations to reduce the required east and west side yard setbacks from 7 feet to 5 feet to construct a third unit for a multi-family development	VH: Defer at the request of the applicant
V-20-56 1512 Piedmont Ave NE	Applicant seeks a special exception from the zoning regulation to reduce the required on-site parking spaces from 323 to 244 parking spaces for	Application has been withdrawn/Deny without prejudice

	an eating and drinking establishment which derives more than 60 percent of its gross income from the sale of malt beverages, wine and/or spirits.	
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NPU-F Action: Motion to approve consent agenda (after removing Indigenous House) carries by a vote of 32-0. Note: Whine, Walk Run 5K arrived late to meeting.

Special Event Applications (MOSE)

Event Name	Class/Participants	Event Location/Date
Walk to End Lupus Teri Emond	Class D & Assembly 8,000 Participants	Piedmont Park April 25, 2020

Comments: Did not appear at previous meetings POSTPONED TIL Nov 21st.

NPU-F Action: Consent Agenda – Support

La Fete du Rose Reginald Cokerham		Piedmont Park May 9, 2020
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Comments: Did not appear. Rescheduling date.

NPU-F Action: Motion to defer carries 26-0

GCA Back to School Event Tonette Price	Class E 1,999 Participants	Piedmont Park September 30, 2020
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Comments: Formerly GCA End of Year Event. Date has changed from May.

NPU-F Action: Consent Agenda – Support

Indigenous House 10 John Dennis	Class D 2,000 Participants	Piedmont Park May 17, 2020
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Comments: Did not appear.

NPU-F Action: No action.

43rd Annual Atlanta Jazz Fest Hunter Sims	Class A 90,000 Participants	Piedmont Park May 23-24, 2020
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Comments: Date is changing

NPU-F Action: Consent agenda - Defer to a future meeting

Virginia Highland Summerfest Robert Frazier	Class B	797 Virginia Avenue June 5-7, 2020
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Comments: Date is changing

NPU-F Action: Support. MOTION TO DEFER CARRIES.

Sisters by Choice Pink Ribbon 5K Run-Walk Dr. Rogsbert Phillips-Reed	Class D 3,400 Participants	Piedmont Park July 18, 2020
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Comments: Applicant requested deferral to May

NPU-F Action: Consent Agenda Defer

BeReggae 2020 Atlanta Reggae in the Park LLC	Class D 8,000 Participants	Piedmont Park August 22-23, 2020
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NPU-F Action: Consent Agenda – Support. ERIC BARNES PRESENT

AIDS Walk Atlanta + Music Festival David Kramer		Piedmont Park September 26, 2020
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NPU-F Action: Support KAT THOMAS ATTENEDED – MOTION to APPROVES carries 24 TO 1

Rescue Dog Games Jill Waddell	Class E 800 Participants	Piedmont Park October 18, 2020
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NPU-F Action: Consent Agenda – Support PRESENT

Atlanta March for Melanoma Leanna Bennett	Class E 350 Participants	Piedmont Park October 24, 2020
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NPU-F Action: Consent Agenda – Support PRESENT

Shatterproof Rise Up Against Addiction 5K Walk Run Kat Thomas	Class E 1,500 Participants Street Closure 8:50 – 10:30 AM	Piedmont Park November 7, 2020
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NPU-F Action: Consent Agenda – Support PRESENT

Autism Speaks Georgia 5K Heather Baker	Class E 1,000 Participants	Piedmont Park November 14, 2020
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Comments: Did not appear at previous meetings

NPU-F Action: Consent Agenda – Support PRESENT

The Atlanta Dogwood Festival (Date Change) Rebekah Jones	Piedmont Park August 7-9, 2020 (Date change)	Piedmont Park August 7-9, 2020
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Comments: Previously approved by NPU-F in January 2020.

NPU-F Action: Consent Agenda – Continue to support

CHOA Strong4Life Superhero 5K (Date Change) Chelsea Ott & Skip Breerer	Class E 1,800 Participants	Piedmont Park August 29, 2020
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Comments: Date Change

NPU-F Action: Consent Agenda – Support PRESENT

Whine Walk Run 5K (Date Change) Patrice Peters	Class E & Assembly 250 Participants	Piedmont Park October 17, 2020
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Comments: Did not appear at previous meetings

NPU-F Action: Consent Agenda – Support

Alcohol License Applications (LRB)

Name of Business	Applicant	Property Address
CVS Pharmacy #4747 Pharmacy - Change of Agent	Amanda B. Holloway	1544 Piedmont Avenue NE

Comments: Defer to next month at the request of the applicant

NPU-F Action: Motion to defer carries. MOTION CARRIES

CVS Pharmacy #4604 Pharmacy- Change of Agent	Nebiyou Solomon	865 North Highland Avenue
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CHANGE OF AGENT – MINDY THOMPSON (attorney)

NPU-F Action: Motion to support carries. MOTION TO SUPPORT 29 IN FAVOR 3 OPPOSED

Papi's Cuban & Caribbean Grill Restaurant - Annexation	Reynaldo Regalado	1540 Avenue Place
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Comments: NO OBJECTIONS FROM DRUID HILLS MOTION TO SUPPORT CARRIES

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

The Goat Club New Business	Muhammed Erkek	2200 Cheshire Bridge Road NE
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Comments: Alan Begner attorney for Muhammed Erkek states they are waiting on Fulton County to approve to operate kitchen. Parking leases for 75 spaces submitted to the city in December discussed. This is more than required. Several businesses say they are now opposed to leasing spaces. LRB hearing date has not been set (on hold until City Hall reopens. K. Rafkin stated that the permit is for club not restaurant.

NPU-F Action: No action taken; NPU's previous decision of denial will not change per the chair. Still several open issues (kitchen permits, confirmation of parking leases)

Board of Zoning Adjustment Applications (BZA)

[V-19-230](#) 631 Park Drive NE

Applicant seeks a variance from the zoning regulation to reduce the required west side yard setback from 7 feet to 0 feet and rear yard setback from 15 feet to 5 feet to construct a joined detached garage in the rear yard.

VaHi Report: Deferred at the request of the applicant

NPU-F Action: Consent Agenda (defer)

[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 0 feet and rear yard setback from 15 feet to 5 feet to construct a joined detached garage in the rear yard.

VaHi Report: Deferred at the request of the applicant

NPU-F Action: Consent Agenda (defer)

[V-20-27](#) 927 St. Charles Avenue NE

Applicant seeks a variance from the zoning regulations to reduce the required east and west side yard setbacks from 7 feet to 5 feet to construct a third unit for a multi-family development

VaHi Report: Deferred at the request of the applicant

NPU-F Action: Consent Agenda (defer)

[V-20-42](#) 892 Adair Avenue NE

Applicant seeks a variance from the zoning regulation to 1) reduce the required front yard setback from 35 feet to 29 feet to construct a second-story addition and 2) reduce the required west side yard setback from 7 feet to 5 feet to construct an in-ground swimming pool.

Applicant is no longer requesting the second variance (west side yard setback)

NPU-F Action: Motion to recommend approval of reduction of front yard setback. Applicant is no longer requesting second variance. 22 in favor 0 against. Motion carries.

[V-20-53](#) 1507 North Morningside Drive NE

Applicant seeks a variance from the zoning regulation to 1) reduce the required side yard setback from 7 feet to 2.6 feet along the southern property line and 2) increase the maximum lot coverage from 50 percent to 55.61 percent of the total area of the lot in order to construct a two-story accessory building. Motion to approve 18 - 0

MLPA report: Approved

Comments: proposed garage will be built into a slope. Suggestion that the side yard setback be increased to at least 3 feet to allow room for maintenance. Applicant said he would talk to his architect. Will remove astroturf to reduce impervious surface.

NPU-F Action: Motion to approve carries, 18-0.

[V-20-56](#) 1512 Piedmont Avenue NE

Applicant seeks a special exception from the zoning regulation to reduce the required on-site parking spaces from 323 to 244 parking spaces for an eating and drinking establishment which derives more than 60 percent of its gross income from the sale of malt beverages, wine and/or spirits.

PHCA Report: No action. Applicant said that they were withdrawing application and did not attend PHCA meeting.

NPU-F Action: Consent agenda (Denial without prejudice)

Zoning Review Board Applications (ZRB)

[Z-20-25](#) 1890 Lenox Road NE

Applicant would like to rezone the property from the R-4 (Single-family residential, minimum lot size .21 acres) zoning designation to the R-3 (Single-family residential, minimum lot size .41 acres) zoning designation. [SURVEY](#)

MLPA Report: No report from Morningside.

NPU-F Action: – Defer application to allow time to talk to the applicant – motion carries

Text Amendments – Zoning Ordinance

[Z-20-12](#)

An Ordinance to rezone from R-3 (Single-family residential) to NC-5-C (Cheshire Bridge Road South Neighborhood Commercial District conditional) for property located 1989 Cheshire Bridge Road; and for other purposes.

MLPA Report: No report.

Comments: This is to clean up previous legislation that did not include these parcels.

NPU-F Action: motion to defer – motion carries- move to undo deferral is approved. Motion to approve carries.

[Z-19-125](#)

An Ordinance to amend the 1982 Atlanta Zoning Ordinance, as amended, by amending Chapter 16A-16.004 (1) (A) Industrial Uses Required to as to reduce the mandatory percentage of industrial floor area per development; and for other purposes. [FACT SHEET](#)

Comments:

NPU-F Action: Motion to support carries 16-0

MATTERS FOR REVIEW AND COMMENT

Subdivision Review Committee Applications (SRC)

SD-20-1 1751 N Rock Springs Road

Applicant seeks to subdivide the property into 2 lots.

Comments: Both lots meet R4 zoning requirements. adjacent neighbors are in agreement. No Action Required.

Board of Zoning Adjustment Applications (BZA)

[V-20-31](#) 1110 Monroe Drive NE

Applicant seeks to appeal the final assessment of the property is as a legal non-conforming triplex.

Comments: None, No Action Required.

Text Amendments – Zoning Ordinance

Legislation

[Z-20-15](#)

An Ordinance to amend the 1982 Zoning Ordinance of the City of Atlanta, as amended, so as to create a new chapter to be entitled 20V, Poncey-Highland Historic District; to establish regulations for said district; to enact, by reference and incorporation, a map establishing the boundaries of said district; and to designate and zone all properties lying within the boundaries of said district to the zoning category of Historic District (HD) pursuant

to Chapter 20 of the Zoning Ordinance of the City of Atlanta, rezoning from C-1 (Community business), C-1-C (Community business conditional), C-2-C (Commercial service conditional), C-3-C (Commercial residential conditional), I-1-C (Light industrial conditional), MR-5A (Multifamily residential, MRC-2-C (Mixed residential commercial conditional), MRC-3-C (Mixed residential commercial), PD-H (Planned development housing), PD-MU (Planned development mixed-use), R-4 (Single-family residential), R-4B-C (Single-family residential conditional), R-5 (Two-family residential), R-5-C (Two-family residential conditional), RG-1 (Residential general sector 1), RG-2 (Residential general sector), RG-2-C (Residential general sector 2 conditional), rg-3 (Residential general sector 3), RG-3-C (Residential general sector 3 conditional), RG-4 (Residential general sector 4), R-LC-C (Residential limited commercial), SPI-6 SA1 (Poncey Highland Subarea 1), SPI-6 SA4 (Poncey Highland Subarea 4) to HD (Historic District), BL/DH (Beltline Zoning Overlay/Historic District), and LBS/HD (Landmark Building/Site/Historic District), to repeal conflicting laws; and for other purposes.

[ATTACHMENT A, B, C](#)

VHCA Report: None

NPU-F Action: Motion to support NPU-N 28 in favor, 0 opposed. Motion carries.

Public Notice

20-O-1003

An Ordinance by Councilmembers Antonio Brown, Joyce M. Sheperd, Amir R. Farokhi and Marci Collier Overstreet as substituted by Community Development/Human Services Committee to amend Part III (“Land Development Code”), Part 6 (“Budget and Planning”), Chapter 3 (“Planning”), Article B (“Neighborhood Planning”), Section 6-3011 Et Seq. for the purposes of improving processes that will increase community engagement in the Neighborhood Planning Unit System; and for other purposes.

NPU-F Comments:

- Legislation makes changes to NPUs that are not functioning well by changing the way that NPUs operate who function well. Could result in unintended consequences. Would be better to help the non-functioning NPUs find better ways to operate that fit their communities, areas of concern and available resources.
- Legislation does not change the way the NPU supports the neighborhoods, but it does change the way that neighborhoods would relate to the NPU.
- So little respect for NPU decisions by agencies that we provide recommendations. Should focus on what would make that more effective.
- Areas of concern need further study – can't give cogent approval or disapproval without understanding what the problems are and alternatives that can provide solutions and in what communities those solutions would be best suited.
- None of the proposed legislative changes address community engagement, bringing more people into the tent.
- Troubled by the approach – no NPU leaders consulted prior to proposing changes.
- This legislation is putting “cart before the horse”. NPU-University is addressing a number of these issues. Let’s see if the training can resolve many of the concerns.

Specific comments regarding proposed changes:

Proposed Change	Comments
Redefine age of “resident” from 18 to 17	What problem does this solve?
“Each neighborhood may only be represented by one NPU”	The Druid Hills neighborhood is split between 2 NPUs. Other NPUs have similar situations.
Bylaws: <ul style="list-style-type: none"> • Aug 1 – DCP provides bylaws templates to NPUs 	Timeframes seem very short. Without knowing what would be in the templates, difficult to determine if this is a good plan.

<ul style="list-style-type: none"> • Sept 30 – deadline for NPUs to provide updated bylaws to DCP • Oct 31 – deadline for DCP to have reviewed, revised, and approved bylaws • Nov 1 – new bylaws become effective 	
<p>Elections:</p> <ul style="list-style-type: none"> • “NPU officer elections must be administered and certified by the municipal clerk.” • Elections continue to take place in October or November, but now can't take place until after the bylaws are approved. • Election results may be contested to DCP for an investigation. Following an investigation, “unresolved” matters can be appealed to the Superior Court of Fulton County. • Voting restrictions are allowed to include an attendance requirement of up to two meetings 	<p>This section of the legislation is too vague. It is unclear on what is to be standardized or changed.</p> <p>Have no problem with providing a template to guide NPUs but not to dictate – it creates fear and uncertainty.</p> <p>Planning should give more guidance or suggested protocols, but not dictate.</p> <p>Elections would be more uniform than is the case today with attendant cost-benefit issues.</p> <p>Another solution is needed for “unresolved” matters. NPUs are recommending bodies, not governing bodies. Courts could tie-up NPU actions while issues are being resolved.</p>
<p>NPU Boards is made uniform across NPUs: Chair, Vice-Chair, Secretary, Parliamentarian and one designee from each registered neighborhood association – must meet publicly monthly</p>	<p>Not all active neighborhood associations meet on a monthly basis. The requirement that they must meet monthly would exclude communities from the policy making process.</p>
<ul style="list-style-type: none"> • Board members limited to 2 consecutive terms in the same position • Board members limited to 3 consecutive terms in any capacity • No more than one member of the same household may serve on a board • Board members are required to take training on conflict resolution and parliamentary procedures 	<p>The term limits may impose hardship given the paucity of volunteers for NPU positions. Hard enough to find leaders for NPUs.</p> <p>These proposed term limits are not feasible as it takes at least 12-18 months to learn the ropes, make contacts at City Hall.</p>
<p>NPU Operations:</p> <ul style="list-style-type: none"> • “NPUs shall have access to city facilities to hold regular monthly meetings.” • The city shall designate an NPU coordinator and additional staff from the DCP to attend all monthly meetings. The NPU coordinator shall be the primary contact person to support NPUs and shall possess skills to address and resolve inter-unit conflicts. 	<p>We do most of these already.</p> <p>What is there to fix?</p> <p>The legislation states “interunit”. Should be “intraunit”</p> <p>DCP already maintains a website with this information.</p> <p>Many NPUs already meet in a city facility.</p>

<ul style="list-style-type: none"> The DCP shall maintain a website with information about the time and location of NPU meetings, agendas, minutes, and other related materials. 	<p>Other NPUs do not have city facilities to meet in. Is this something that needs to be legislated?</p> <p>A planner already attends monthly NPU meetings. It would be a waste of resources to send someone else.</p>
<p>Prohibitions; NPUs are prohibited from setting up a bank account.</p>	<p>We do not have a bank account, but why penalize other NPUs that already have one or need one in order to support their operations (such as facility rental)?</p>