

# NEIGHBORHOOD PLANNING UNIT – F

Monday, August 17, 2020 at 7:00 PM Via Zoom



## CONTACT INFORMATION

Debbie Skopczynski, **Chair** – 404.874.7483 or [chair@npufatlanta.org](mailto:chair@npufatlanta.org)

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## Minutes

### 1. Welcome and Opening Remarks

The meeting was called to order by Vice-Chair Kay Stephenson at 7:05 pm. A quorum was present.

### 2. Approval of Minutes

The minutes for the July 2020 meeting were posted on the NPU-F website and a link was posted on the NPU-F Facebook page and sent to those on the NPU-F mailing list in advance of this meeting.

A motion to approve the May minutes carries. Vote Yea 11 Nay 0

### 3. Calendar Announcements

### 4. Reports from City Departmental Representatives

Atlanta Fire Department – Michael Roman, Captain at Station 11 in Atlantic Station neighborhood along with Chief Greg Gray:

- 100 + recruits finishing up training – goal is to have assigned to Station by end of 2020
- COVID 19 update – Fire station is still closed for non-emergency events but of course for emergency call 911 or knock on door if nearby.
- Fire safety discussions – still pushing Closed Door Campaign which is keeping doors closed during sleeping hours. This is for another layer of protection.
- Roadway safety point – don't drive through a mass puddle it will damage vehicle and is dangerous during storms.

Atlanta Police Department – Zone 6 Lt. Michael Ablan, Zone 2 Major Senzer

Major Senzer reports: Street racing – this is beyond the scope of one particular zone. We reached out to get assistance to get details together to tackle the issues.

We have been successful in dispersing and displacing, but goal is to start citing and charging and impound vehicles.

We cannot chase but we can impound. We are all hands on deck.

Club Allure – we are documenting cars parked after 3 a.m. There is a due cause package on the club that we need to recert. We are going to do a spot check soon. If we do suspect they are operating past 3 a.m. we can cite them.

Michael Ablan reports: new to zone 6 but have served in the past.

Community is putting together some feedback to help answer questions. Zone 6 plans to have a more aggressive approach to battling the street races.

Crime is down 50% in the last 7 days and 38% overall in the last 28 days. We can impound the vehicle but cannot seize due to loan, lease issues.

Public Works Code Enforcement – Officer Ferguson

Kanzada Wimbe reports: In response to question from PHCA, 1944 Piedmont Circle – property is being attended to and taken care of by code enforcement.

Watershed Management – Spencer Peck, Watershed Ambassador  
[speck@atlantaga.gov](mailto:speck@atlantaga.gov) 404-546-1203

Spencer Peck reports:

First of all, health and safety matters to us.

We are making sure to provide safe quality drinking water 24/7. Contact medical provider if you feel ill.

Several ways to pay sewer bill, please contact us to request assistance with payments. Visit [www.atlantawatershed.org](http://www.atlantawatershed.org) to update your information and to stay informed. Do not forget to not flush baby wipes down toilet. These are not flushable despite what the package says.

August is water quality month. A report went out with your bill.

Don't forget to drink water during because of heat, or the toilet rebate programs \$100 for toilets replaced and senior citizen discounts. Call 311 for more information.

No information about the North Folk Peachtree Creek pump station location.

Area near Zesto's is being looked at for people hanging around etc. In conjunction with G-Dot we are clearing out the area.

Public Works - ATL311– Barbara Dougherty, Community Affairs Coordinator – 470-698-5171 – No report. Call or text with questions.

## 5. Comments from Elected Officials

City Council President – Felicia Moore

President Moore from City Council President's office encourages to follow on Atlanta City Council page on all social media. Feel free to reach out on email [fmoores@atlantaga.gov](mailto:fmoores@atlantaga.gov) or 404-330-6052

Please register to Vote! Use absentee ballot or drop box or early vote.

## 6. Presentations

- Equitable Dinners Atlanta and Out of Hand Theater: Ariel Fristoe

Event is September 20 Cicely Garrett – free live virtual event. Every 3<sup>rd</sup> Sunday.

it's lunch and a short play written for the event then facilitated conversation about race and equity in zoom breakout rooms.

Everyone is welcome to come.

#### 7. Planner's Report – Doug Young

City of Atlanta is fully staffed and running. Designer boards are up. We are back to regular sessions and regular calendar is back on track. Go to city planning website to get factsheets, hotlinks and procedures.

We are continuing video and virtual inspections of construction for permits.

#### 8. Neighborhood and Committee Reports

Druid Hills/Emory/CDC Area – no report

Edmund Park Civic Association – no report

Lindridge-Martin Manor

Bridge over north and south forks of Peachtree creek to Cobbwoods is being assembled this week which is great news. Sections are being brought in from South Carolina.

Morningside Lenox Park Association – No report

Piedmont Heights Civic Association

We have had a couple of clean ups and business alliances have had cleans ups near Cheshire Bridge. We will continue to do on a monthly basis and invite others to participate.

Virginia-Highland Civic Association

No Tour of Homes this year

Parks, Trees, and Environment Committee

No report – City parks are closed.

Public Safety Committee – No report

Education Committee – No report – position vacant

Zoning Committee – No report – position vacant

Chair Report

The Dogwood Festival, for which we approved a new date of October 9-11, 2020 at our meeting last month, has been cancelled.

APAB Update – Atlanta Planning Advisory Board met this past Saturday.

Terry Ross, former chair of NPU-T was appointed to the City of Atlanta License Review Board, and Dr. Woodard was appointed to the Citizen's Review Board. Both will take up their new duties as soon as they complete the approval process with City Council and the Mayor.

Elections and Voting. There are four upcoming elections of interest.

- Sept 29, 2020 – election to complete the term of Representative John Lewis U.S. Congress District 5
- November 3, 2020 – General elections for U.S. President, Senate, House, and local and state elections
- December 1, 2020 – Run-off election for local and state offices where a 50%+1 majority has not been achieved by any candidate
- January 5, 2021 – Run-off election for the September 29, 2020 election to complete the term of Rep. Lewis.

Please make a plan to vote in-person either by early voting or on election day, or by absentee ballot either by mail or by utilizing a drop box. You can request an absentee ballot, check your voting status and polling place, locate a drop box and more at the Fulton County One Stop Shop

<https://www.fultoncountygga.gov/services/voting-and-elections/voting-one-stop-shop>

9. Matters for Voting

**Special Event Applications (MOSE)**

| Event Name  | Event Organizer              | Event Location/Date                     |
|---|------------------------------|---|
| <a href="#">Atlanta Light The Night Walk</a> (Date Change)<br>(Original Applicant Supported on 2/17/20) | Laura Valente                | Piedmont Park<br>October 2, 2021        |
| <a href="#">Green Concert 2021</a> (Date Change)<br>(Original Applicant Supported on 2/17/20)           | Mark Banta/Terrell Henderson | Piedmont Park<br>July 31-August 1, 2021 |

**NPU-F Action:** Motion to support carries. Yea 12 Nay 0

**Board of Zoning Adjustment Applications (BZA)**

| Application   |
|---|
| <a href="#">V-20-75</a> 1074 Ponce de Leon Avenue NE<br>Applicant seeks a special exception from the zoning ordinance to reduce the required number of off-street parking spaces from 11 spaces to 7 spaces (4 surface spaces and 3 tandem garage spaces) for a new office/studio/clinic. |

**Comments:** Virginia-Highland recommends support 10 to 0 approved.

**VHCA Report:** Applicant Jessica Hill of Morris & Manning (on behalf of owners Puppy Guard, Inc.) seeks:

(A) a change in zoning from RL-C-C to RL-C;

(B) (Per Section 16-09.0, Paragraph 5) a special exception to reduce the required number of off-street parking spaces from 11 spaces to 7 for a new office/studio/clinic; and

(C) to amend the CDP to accommodate this use, specifically changing the land use to Mixed Use Medium Density.

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(A) Contingent on the city's approval of these conditions, the applicants have a proposed purchaser for the building, a therapist who will utilize the space as offices for professional purposes. The existing zoning condition - adopted in the previous century - contemplated bottom and top floor residential space with middle floor offices. It has proved untenable and has been a significant factor in the property's standing idle for the last several years, even as the civic association fielded inquiries from those seeking office space. Conventional hours of operation are anticipated going forward; from several perspectives, these offices should blend in nicely with nearby uses.

(B) The 3222- SF space requires 11 parking places; the applicants seek a reduction to seven. Eight spaces now exist: four in the basement garage, four outside. One current space in the basement will be lost to a new elevator. Seven spaces appear adequate in most instances, but ample paid spaces are readily available in a public lot at 675 North Highland, 100 yards south on the same side of the street. There is a MARTA stop outside the building on Ponce. The applicant pledges to be respectful of the existing limits on non-resident parking in Atkins Park, a block to the north along Highland; they are unlikely to come into play during typical hours of operation.

A general reduction in traffic and parking demand had been observed in Virginia-Highland prior to the pandemic, and we do not foresee parking challenges related to these uses. If they occur, solutions are readily available.

(C) Change the land use on the CDP to Mixed Use Medium Density.

The VHCA Planning Committee and Board unanimously recommend approval of all three parts of this application.

**NPU-F Action:** Motion to support carries. Yea 10 Nay 0

|   |
|---|
| <p><a href="#">V-20-80</a> 781 Greenwood Avenue NE<br/>Applicant seeks a variance to reduce the east side yard setback from 7 feet to 3 feet and the rear yard setback from 7 feet to 3 feet for the construction of an accessory structure</p> |
|---|

**VHCA Report:** Property is zoned RG-2. South side of road, west of Bonaventure. Applicable documentation: Amended application filed by the applicant & stamped by the Office of Zoning & Development on 8-6-20.

Applicant and owner Joe Spano seeks variances to (A) reduce the rear yard setback from 7' to 3' and (B) the east side yard setback from 7' to 3' to add an accessory structure open on two sides in his rear yard. It will substantially block the view to his east and south, where his structure – and the next three east of him on Greenwood – are now graced by a two-story apartment building looming over them 7' from the boundary, as the code cheerfully allows.

No trees will be removed or impacted, and it appears that the requirements of the wastewater ordinance may not be invoked by his construction. His lot slopes gently front to back (south to north) toward Greenwood. Should he need to address stormwater, there appears to be just enough room in front to do so. Mr. Spano understands and acknowledges that the code prohibits his collecting and discharging stormwater closer than 10' from his boundary lines.

Lot coverage – not limited in this RG-2 district – will rise from the mid to high 70-per-cent level.

The appropriate neighbors have been identified. The Planning Committee conducted a brief and socially distant site visit on 7-30-20. Both the Planning Committee (at its meeting on 8-5-20) and the VHCA Board (at its meeting on 8/12/20), unanimously recommend approval.

**Discussion:** Virginia Highland approved unanimously.

There was a discussion about adding trees to this property. Though the homeowner is not obligated to add plantings, he has agreed to speak further with resident and arborist Stephanie Coffin to see if planting some trees to counter the canopy that was removed from adjacent properties is feasible.

**NPU-F Action:** Motion to support carries. Yea 11 Nay 1

### Zoning Review Board Applications (ZRB)

| Application   |
|---|
| <p><a href="#">Z-20-47</a> 1074 Ponce de Leon Avenue NE<br/>           Applicant seeks to rezone the .1521-acre property from the RLC-C (Residential with limited commercial, maximum floor area ratio of .348 conditional) zoning designation to the RLC (Residential with limited commercial, maximum floor area ratio of .348) zoning designation.<br/> <a href="#">SURVEY</a></p> |

**VHCA Report:** See above V-20-75

**NPU-F Action:** Motion to support carries. Yea 10 Nay 0

### Text Amendments – Zoning Ordinance

| Legislation   | Public Hearing             |
|---|----------------------------|
| <p><a href="#">Z-20-43</a><br/>           An Ordinance by Councilmember Amir R. Farokhi to authorize the removal of five privately owned billboard faces and their supporting structures, permitted under Part 16, Chapter 28A of the 1982 Zoning Ordinance of the City of Atlanta, as amended, in exchange for the right given to their owners to upgrade and/or relocate five billboards where the upgrade and exchange may allow for the creation of the 14<sup>th</sup> Street Linear Park and the Peachtree Creek at Cheshire Bridge Road Environmental Project after the five privately owned sets of billboard faces and the supporting structures of relocated billboards are removed; and for other purposes. <a href="#">OVERVIEW</a>, <a href="#">FACT SHEET</a></p> | <p>Zoning Review Board</p> |

**Comments:** This matter was discussed by the NPU-F Zoning Committee and generated a number of questions. These included:

- Who was involved in selecting the projects and sites for the proposed projects?

- Who initiated the concept of a "Grand Bargain"?
- All of the benefits of the billboard swap appear to be going to NPU E and F. Will there be any benefits provided to the areas where the new (doubled sided electronic) billboards will be placed?
- Is there a cost estimate, timeline, and more detail on the CBR project? In particular, is there a description of what the Environmental Demonstration Center might entail?
- Are there other non-profit partners not mentioned in the materials provided?
- Is there an estimate of funding requirements from the City for the Demonstration Center?
- Has consideration been given on how this might affect trails and development in the area to the north of Morningside Nature Preserve where we already have issues with urban campers?

These questions were submitted on July 1<sup>st</sup> and we have yet to receive a response. This matter was deferred from the last meeting.

**Discussion:** No discussion

**NPU-F Action:** This item was deferred at the request of City Council

| Text Amendments – Comprehensive Development Plan  |                              |                            |
|---|------------------------------|----------------------------|
| Legislation   | Property Address             | Public Hearing Date        |
| <a href="#">CDP-20-25 (Amended)</a><br>An Ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 1074 Ponce de Leon Avenue NE from the Low Density Residential 9-16 units per acre (LDR 9-16) Land Use Designation to the Mixed Use-Low Density (MU-LD) Land Use Designation and for other purposes (Z-20-047) | 1074 Ponce de Leon Avenue NE | September 28, 2020 6:00 PM |

**VHCA Report:** See above V-20-75

**NPU-F Action:** Motion to support carries. Yea 10 Nay 0

10. Old Business - None
11. New Business - None
12. Announcements
13. Adjournment

The meeting was adjourned at 8:13 pm.