

# NEIGHBORHOOD PLANNING UNIT – F



Monday, November 16, 2020 at 7:00 PM

Please pre-register by clicking [HERE](#)

Dial-In: 646-558-8656, access code, 92815131493#

Meeting ID: 928 1513 1493

## CONTACT INFORMATION

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

Kay Stephenson, **Vice-Chair** – [kay.stephenson@gmail.com](mailto:kay.stephenson@gmail.com)

Doug Young, **City of Atlanta, Planner** – 404.330.6702 or [dyoung@atlantaga.gov](mailto:dyoung@atlantaga.gov)

Leah LaRue, **City of Atlanta, Assistant Director** – 404.330.6070 or [llarue@atlantaga.gov](mailto:llarue@atlantaga.gov)

# Minutes

## 1. Welcome and Opening Remarks

- The meeting was called to order at \_\_7:05\_\_ pm

## 2. Approval of Minutes

The October minutes have been posted on the NPU-F website and a link was sent to those on the NPU mailing list and verified members.

Motion to approve the minutes carries by a vote of 15 -0.

## 3. Announcements

- There will be a final vote on proposed changes to the By-Laws and Policy Sheet during Old Business tonight. A copy of proposed changes was reviewed at last month's meeting and sent to those on the NPU mailing list and all verified members. They will also be posted in the Chat.
- There will elections of NPU officers tonight under New Business. Nominations will be taken from the floor.

## 4. Reports from City Departmental Representatives

<b>Atlanta Police Department</b> Zone 2 – Major Andrew Senzer, Capt Singh Zone 6 – Major Peter Ries	Captain Singh – The courts are opening in the next 7 days and this will hopefully help us put people in jail <ul style="list-style-type: none"><li>- We are seeing too many guns left in cars that are being stolen.</li><li>- Citizens need to do their part</li><li>- There is a series of robberies on N. Highland and the</li></ul>
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	<p>5 pedestrian robberies are now in custody</p> <ul style="list-style-type: none"> <li>- Gifts can be dropped off for toy drive</li> </ul>
<p>ATL311 Barbara Dougherty</p>	<p>Question on pre-arrest diversion program timeline</p> <p>Answer is no exact time yet.</p>
<p>Public Works Code Enforcement Officer Ferguson</p>	<p>Officer Byrd – We are not doing interior inspections and limited exterior inspections.</p> <p>We are currently catching up on court orders</p> <p>Please use 311 and photos for violations.</p> <p>We are improving bulk collections and removing illegal signs.</p> <p>Question about Intown Suites- no specifics available.</p>
<p>Watershed Management Spence Peck <a href="mailto:speck@atlantaga.gov">speck@atlantaga.gov</a> 404-546-1203</p>	<p>Executive order 12/31/2020 – The Dept of Watershed Management will refrain from turning off water due to non payment due to COVID.</p> <ul style="list-style-type: none"> <li>- Use 311 for questions</li> <li>- Paperless billing contest – request paperless billing by Jan 31, 2020 to be entered in drawing for Amazon Echo. Those already paperless are automatically entered.</li> <li>- Please keep leaves out of storm drains</li> <li>- Keep fats and oils out of drains in winter these cost a lot of money to clean.</li> </ul>

## 5. Comments from Elected Officials

<p>Councilmember Jennifer Ide</p>	<p>Not present</p>
<p>State Reps Park Cannon, Stacy Evans</p>	<p>Not Present</p>
<p>Others</p>	<p>Michael J Bond – The COVID outreach during the pandemic served over 11,000 families and COVID testing.</p> <ul style="list-style-type: none"> <li>- We provided free flu shots</li> <li>- Town hall meeting is via zoom will be an open mic with Mike.</li> </ul>
	<p>Felicia Moore – President City Council – Next week is Committee week</p> <ul style="list-style-type: none"> <li>- First of December is last week of meetings for the year.</li> <li>- Street racing legislation – enforce noise ordinance for muffler noise, we are also coordinating with other jurisdictions.</li> </ul>

## 6. Consent Agenda

### Special Events Application

Application	Request	Recommendation
<a href="#">Piedmont Park Arts Festival</a> (Date Change) (Originally supported on 1/20/20)	Piedmont Park November 28-19, 2020 Class E/ 1,999 Participants	<b>Continue to support</b>

### Board of Zoning Adjustment Application

Application	Request	Recommendation
<b>V-20-139</b> 249 Elizabeth Ann Lane NE	Applicant seeks a variance from the zoning regulations to 1) reduce the required southern side yard setback from 7 feet to 3 feet, 2) reduce the required rear yard setback from 15 feet to 0 feet, and 3) exceed the maximum lot coverage from 50 percent to 55 percent in order to convert a two car garage into an accessory dwelling unit with a single-car garage.	<b>LMMNA: Defer</b>

Motion to approve the consent agenda by Kay Stephenson and 2<sup>nd</sup> by Rich Sussman carries by 14 ayes -0 nays.

## 7. Presentations

- **City of Atlanta Department of City Planning: Atlanta City Design | Housing**

Not present

## 8. Planner's Report

Doug Young – Visit [ATLFuturePlaces.com](http://ATLFuturePlaces.com) for the future place project and [atlcitydesign.com/comprehensive-development-plan](http://atlcitydesign.com/comprehensive-development-plan) for more information.

- APAB meeting November 21 at 8am.
- All reports are online to reduce the use of paper.
- Grant application process distributed to NPU chairs– must go to grant 101 class on Dec 3<sup>rd</sup>.

## 9. Neighborhood and Committee Reports

<b>Lindridge Martin Manor</b>	Nov 11 <sup>th</sup> meeting -Warnock application was denied. Issue of how to deal with the homeless was discussed.
<b>Piedmont Heights</b>	Annual Meeting Held – New board members elected. Officers will be selected in January. Clean up around Intown Suites in effect as it has major safety issues.
<b>Morningside Lenox Park</b>	Annual meeting held – 5 new officers.
<b>Virginia-Highland</b>	Annual meeting held - All officers remain the same. The Civic Association canceled all events due to COVID
<b>Edmund Park</b>	No Report

<b>Emory/CDC area/Druid Hills</b>	No Report
<b>Parks, Trees &amp; Environment</b>	Lots of trees down due to storms. Ask Arborists to check trees for hazard or health of trees.
<b>Chair Report</b>	<p><b>SAPs</b> – The NPU has received two SAPs for review:</p> <p>BL-20-044: 1856 Piedmont/600 Wimbledon. This is a Beltline SAP for the BP gas station across from Sprouts. Last year, the NPU approved a variance in April 2019 at this location when the station was renovated and the building was moved closer to the residential property behind it. Piedmont Heights reviewed the SAP and reported no concerns or comments.</p> <p>SAP-20- ? The Virginia-Highland Planning Committee is reviewing an SAP to develop the site at 841 N. Highland with a small medical office, 32 dwelling units and sufficient parking that will accommodate the off-site parking special exceptions for the bars and restaurants in the Atkins Park note of VaHi. Comments are due back to the city the week of December 1<sup>st</sup>. If you have an interest in this SAP, please let me know and I can share an electronic version, or see Jack White or someone on the VHCA Planning Committee.</p> <p><b>City notice on Stop Work Orders-</b> The Building Department has issued a notice regarding Property Code Enforcement in the COVID world. They state that they are aware of an increase in illegal construction and violations and that the illegal construction is heavily impacting neighborhoods in Atlanta. They are now issuing Stop Work Orders for the following violations:</p> <ul style="list-style-type: none"> <li>• Illegal and unpermitted use of a property</li> <li>• Unpermitted property construction</li> <li>• Construction activity beyond the scope of the permit.</li> </ul> <p>Atlanta residents are encouraged to report illegal construction work or activity by contacting the DCP at <a href="mailto:codebustersDCP@atlantaga.gov">codebustersDCP@atlantaga.gov</a> or calling 404-865-8550.</p> <p><b>APS Grady Stadium Renaming</b> – several months ago, we received a report from Courtney Smith regarding the renaming of Grady High School. A recommendation has been made to the Atlanta Board of Education, but was deferred at their last meeting while they survey the students. A companion committee has been established to rename the Grady Stadium. I have been asked to sit on this 5 member committee which is chaired by Michelle Olympiadis as Chair of NPU-F and President of APAB since this is a city-wide facility. Watch social media and your emails asking for community input on naming suggestions.</p>

	<p>A Google Forms survey will be available to provide suggestions and comments. At the first meeting last week, it was established that the name of the stadium will not be the same as the school (because it is a city-wide facility). A decision will be made at the end of January.</p> <p><b>Neighborhood Directory</b> – The City is updating the 2021 Neighborhood Directory in January. I will be asking neighborhoods for updated contact information as soon as I know what information they need.</p> <p>The November <b>APAB</b> meeting will be held on Saturday. On the agenda is 2021 elections and 2021 by-law changes</p>
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## 9. MATTERS FOR VOTING

<b>Alcohol License Applications (LRB)</b>			
Name of Business	Type of Business	Property Address	Request
<a href="#"><u>Sprouts Farmer's Market</u></a> <a href="#"><u>#519</u></a>  Cornelius D. Lewis	Retail Grocery Supermarket	1845 Piedmont Avenue	Change of Agent

Comments:  
Mandy Thompson representing Cornelius Lewis

**NPU-F Action:** Motion to recommend approval by Jane Rawlings and seconded by KayStephenson carries by a vote of 17 ayes, 0 nays, 0 abstentions.

### Board of Zoning Adjustment Applications (BZA)

**V-20-138 914 North Highland Avenue NE**

Applicant seeks a variance from the zoning regulation to exceed the maximum total floor area of an accessory structure from 30 percent of the main structure to 43 percent of the main structure in order to construct an accessory structure (detached garage).

**VHCA Report:** Property located on west side of street 3 houses from Highland View, which offers rear alley access

Applicant and architect Mark Arnold on behalf of owners Phil and Zoe Lancaster seeks a variance to exceed the maximum total floor area of an accessory structure from 30 percent of the main structure to 43 percent of the main structure to construct a new accessory structure (detached garage) whose upper floor will serve as an art studio. No tree or stormwater issues were observed or are anticipated. Lot coverage will increase to just above 45%. The existing rear lot is lushly vegetated. The appropriate neighbors have been notified. Assuming that no substantive opposition is presented at the NPU-F meeting and no additional issues are identified, the Board joins the Planning Committee in unanimously recommending approval to the NPU.

Comments:  
VaHi approved but not ignoring 50% impervious.

**NPU-F Action:** Motion to recommend approval by Jack White and seconded by Kay Stephenson carries by a vote of 16 ayes, 0 nays 0 abstentions.

**V-20-140 827 Brookridge Drive NE**

Applicant seeks a variance from the zoning regulations to 1) reduce the required half-depth front yard from 17.5 feet to 14.17 feet and 2) reduce the required north side yard setback from 7 feet to 5.26 feet in order to build a new single family residence.

**VHCA Report:** Property is located on west side of Crestridge at its intersection with Brookridge. The southern boundary of Orme Park lies across the street. Applicant and owner Federico Castellucci seeks variances to (A) reduce the required half-depth front yard from 17.5 feet to 14.2 feet and to (B). reduce the required north side yard setback from 7 feet to 5.26' feet in order to build a new single-family residence. The architect is Mike Dicarolo. The lot sits on an elevation above both streets, with a vacant lot on its western boundary. One enormous hardwood on the lot's eastern boundary sits on a pronounced slope above Brookridge; it is being evaluated for DDH due to its proximity to the foundation.. A huge white pine tree - 70' or more tall - sits south of it near a retaining wall beside the driveway at the rear of the property. The pine's health is also being evaluated. The proposed lot coverage is 46%. A full suite of stormwater measures will be required; the elevation of the house site is 6-8' above Crestridge and means that they will need to be carefully reinstalled and observed. With the encouragement and assistance of the Planning Committee, substantial discussions have occurred between the neighbor and the owner and architect, and both the VHCA Planning Committee and Board unanimously recommend approval to the NPU.

**Comments: VaHi recommends approval**

**NPU-F Action:** Motion to recommend approval by Jack White and seconded by Kay Stephenson carries by a vote of 16 ayes, 0 nays 0 abstentions.

**V-20-146 1056 Maryland Avenue NE**

Applicant seeks a variance from the zoning regulation to 1) reduce the required south side yard setback from 7 feet to 3 feet and 2) increase the maximum size of an accessory structure from 30 percent of the main structure to 33.2 percent of the main structure in order to construct a new detached garage.

**VHCA Report:** Applicant and architect Pam Bullock on behalf of owners Christopher & Malinda Sandman seeks to (A) reduce the south yard side setback from the required 7' to 3' and (B) increase the maximum size of a rear accessory building from 10% to 33% of the size of the main structure; the code specifies 30%

No tree removals or other issues are planned or were observed, and the stormwater ordinance will apply.. Both owners and the architect are aware that the lot coverage will increase to the 50% maximum allowed in R-4, preventing any additional unless equivalent impervious surfaces are removed. The applicants and architect understand that city regulations forbid the discharge of any collected stormwater closer than 10' from the lot's boundaries.

The appropriate neighbors have been notified, and the VHCA Planning Committee and Board unanimously recommend approval to the NPU.

**Comments: VaHi approved**

**NPU-F Action:** Motion to recommend approval by Jack White and seconded by Kay Stephenson carries by a vote of 15 ayes, 0 nays 0 abstentions.

**Text Amendments – Zoning Ordinance**

[Z-20-69](#) An Ordinance by Councilmember Howard Shook, Joyce Sheperd, JP Matzigkeit, Michael Julian Bond and Dustin Hillis to amend the 1982 Atlanta Zoning Ordinance, as amended, by adding a definition for Short-Term Rental ("STR") and to prohibit short-term rentals as a use in the R-1 (Single-family residential), R-2 (Single-family residential), R-2A (Single-family residential), R-2B (Single-family residential), R-3 (Single-family residential), R-3A (Single-family residential), R-4 (Single-family residential), R-4A (Single-family residential), R-4B (Single-family residential), R-5 (Two-family residential), and PD-H (Planned development housing) zoning districts; and for other purposes. [FACT SHEET](#)

Comments: In our opinion, this legislation is too sweeping in that it punishes those who responsibly rent property to those who need short term or extended stay accommodations while visiting family members, renovating their homes, filming or on production teams for a movie production, or other similar situations. In addition, we believe that the city is not equipped with the resources or infrastructure to investigate, cite and prosecute violators of this proposed ordinance. We believe that alternate legislation with a more surgical approach is needed to regulate short term rentals, not eliminate them.

**NPU-F Action:** Move to not support by Jane Rawlings, 2<sup>nd</sup> by Rich Sussman. 18 ayes 0 nays 0 abstentions

## MATTERS FOR REVIEW AND COMMENT

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
<a href="#">Ansley Golf Club (Racquet &amp; Room Bar)</a>	Golf Club	Calvin L. Bolling Jr.	196 Montgomery Ferry Drive	Change of Agent
<a href="#">Ansley Golf Club (1912 Bar)</a>	Golf Club	Calvin L. Bolling Jr.	196 Montgomery Ferry Drive	Change of Agent
<a href="#">Ansley Golf Club (Ansley Room Bar)</a>	Golf Club	Calvin L. Bolling Jr.	196 Montgomery Ferry Drive	Change of Agent
<a href="#">Ansley Golf Club (Men's Grill Bar)</a>	Golf Club	Calvin L. Bolling Jr.	196 Montgomery Ferry Drive	Change of Agent
<a href="#">Ansley Gold Club (Pool Bar)</a>	Golf Club	Calvin L. Bolling Jr.	196 Montgomery Ferry Drive	Change of Agent

Comments: None

No objections or issues.

10. Old Business - **Changes to the By-Laws and Policy Sheet (final vote)**

By-Law Proposed Change	Comments	Vote
<b>Article III</b> – Incorporate that meetings may be in person or virtually into MEETINGS and	Motion to adopt by Kay Stephenson	12-0 motion

VOTING sections. Two references added in VOTING section to "method established by policy for virtual meetings" as defined in Policy Sheet. (One mention for residents, other for Businesses.)	2 <sup>nd</sup> by Jim Hardy.	carries
<b>Article VI</b> – Allow two individuals to co-share Secretary position which is current practice. Also, added "with the consent of the NPU" to be consistent with Ad Hoc Committee section for consistency.	Motion to adopt by Kay Stephenson 2 <sup>nd</sup> by Jim Hardy.	10-0 motion carries
<b>Policy Sheet Changes</b>		
Section IV. Agenda Order – move up Consent Agenda to follow Comments from Elected Officials	Motion to accept by Rich Sussman 2 <sup>nd</sup> by Kay Stephenson	9-0 motion carries
Section VIII. <b>Zoning Committee</b> - Add reference to virtual meetings. Clarify who are voting members of the Zoning Committee.	Motion to accept by Kay Stephenson 2 <sup>nd</sup> by Rich Sussman	9-0 motion carries
Section XI. <b>Additional Process for Variances.</b> Specify <i>Business</i> day to allow sufficient time to prepare consent agenda.	Motion to accept by Rich Sussman 2 <sup>nd</sup> by Kay Stephenson	12-0 motion carries
Section XII. <b>Document Retention Policy</b> – modify retention policy to be consistent with new website	Motion to approve by Kay Stephenson 2 <sup>nd</sup> by Rich Sussman	10-0 motion carries
Section XIII. <b>Procedure for Virtual Meetings</b> – This is a new section. Proposed language suggested by Department of City Planning.	Motion to approve by Kay Stephenson 2 <sup>nd</sup> by Rich Sussman	10-0 motion carries

## 11. New Business

NPU-F Elections for 2021 Doug Young administered the voting process 12-Yes 0-No for all positions.

<b>Position</b>	<b>Nominations</b>
Chair	Debbie Skopczynski
Vice-Chair	Kay Stephenson
Co-Secretaries	Aruna Narasimhan and Carol Shunnarah
Parks, Trees & Environment	Rich Sussman
Public Safety	Jim Hardy
Alcohol Permits	Jane Rawlings/Jim Hardy
Zoning	
Education	

## 12. Adjournment

The meeting adjourned at 9:16 PM. Motion to adjourn by Jim Hardy, 2<sup>nd</sup> by Rich Sussman.