

NEIGHBORHOOD PLANNING UNIT – F



Monday, May 17, 2021 at 7:00 PM

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 7:02 pm

2. Approval of Minutes

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

Motion to approve the minutes was moved by Jim Hardy and seconded by Jane Rawlings. Unanimously passed. None opposed and no abstentions.

3. Announcements

See Consent Agenda

4. Reports from City Departmental Representatives

Atlanta Fire Department Station 19 North Highland, Station 29 Monroe Drive Battalion Chief Derek Harris	N/A
Atlanta Police Department Zone 2 – Major Andrew Senzer asenzer@atlantaga.gov Zone 6 – Major Peter Ries pjries@atlantaga.gov , Capt. H. Zenelaj hzenelaj@atlantaga.gov	Major Senzer – Zone 2 commander – reported that the homicide squad had a busy weekend. Zone 2 has seen an uptick in violent crime. The Zone 2 side of NPU-F has experienced a reduction in car break-ins. Crowds are gathering at problematic establishments leading to increased monitoring of nightclubs for violations. Some nightclubs are masquerading as restaurants and will be held accountable. Zone 2 will continue to rely on checks and audits of alcohol and food sales. Major Ries with Zone 6 reported that the Zone remains focused on preventing violent crime. An arrest was

<p>Atlanta Police Department</p> <p>Zone 2 – Major Andrew Senzer asenzer@atlantaga.gov</p> <p>Zone 6 – Major Peter Ries pjries@atlantaga.gov, Capt. H. Zenelaj hzenelaj@atlantaga.gov</p>	<p>Major Senzer – Zone 2 commander – reported that the homicide squad had a busy weekend. Zone 2 has seen an uptick in violent crime. The Zone 2 side of NPU-F has experienced a reduction in car break-ins. Crowds are gathering at problematic establishments leading to increased monitoring of nightclubs for violations. Some nightclubs are masquerading as restaurants and will be held accountable. Zone 2 will continue to rely on checks and audits of alcohol and food sales.</p> <p>Major Ries with Zone 6 reported that the Zone remains focused on preventing violent crime. An arrest was made regarding the homicide on April 4. Officers will continue to monitor the Nature Preserve where individuals are camping. An MLPA representative thanked Major Ries for APD's attention to the Nature Preserve.</p>
<p>Officer of the Solicitor</p>	<p>The Office was represented by Sharon Dickson who works in the Code enforcement unit prosecuting code violations, housing code violations, alcohol license violations etc. Ms Dickson has replaced Andrew Hughes and can be reached at (404)954-6773. Her email address is Scdickson@atlantaga.gov.</p> <p>Jim Hardy updated the group on the In Rem hearing on Intown Suites; the buyer has 120 days to demolish the property.</p>
<p>ATL311 Barbara Dougherty</p>	

5. Comments from Elected Officials

<p>Councilmember Jennifer Ide</p>	<p>Not present</p>
<p>State Reps Park Cannon, Stacy Evans stacey@staceyevans.com</p> <p>Olivia Buckner – Chief of Staff olivia@staceyevans.com</p>	<p>Olivia Buckner represented Rep Evans' office. Questions regarding bills that were passed in the recent session can be directed to Rep Evans' office. The redistricting process is being monitored. Georgia gained about 1 million people since the last census and all offices may be impacted. Rep Evans is hosting an outdoor event on May 24 at 6:30 PM. The event includes a talk on redistricting. In response to a questions about whether the state legislature sets boundaries for city council, Ms Buckner responded that the process was driven by counties and commissioners, she will have a definitive response at the June NPU meeting. An LMM resident inquired about the general assembly hearings on increased</p>

	crime in the City of Atlanta. The hearings hosted by the Public Safety Committee can be viewed online.
--	--

6. Consent Agenda

Special Events

Application	Request	Recommendation
ATLGreenHouse Festival Darryl Terry - present	Piedmont Park July 10, 2021 Class E/500 participants	Continue to support
Walk MS: Atlanta Paul Nevill – present Event also includes an assembly (5K)	Piedmont Park April 23, 2022 Class E/1,950 participants	Support
Joining Hearts 34 Jerry Henderson - present	Piedmont Park July 24-25, 2021 Class E/250 participants	Support
Autism Speaks Georgia 5K Festival (Date Change: Originally featured on 4/15/19 agenda) Kaitlyn Morris – not present	Piedmont Park November 13, 2021 Class E/1,000 participants	Continue to support
Persian Community Festival (Date Change: Originally supported 1/20/20) Randall Fox – not present	Piedmont Park October 17, 2021 Class E/1,999 Participants	Continue to support
Sonic Revelry Randall Fox – not present	Piedmont Park July 24-25, 2021 Class E/250 Participants	Support

Board of Zoning Adjustment

Application	Request	Recommendation
V-21-100 631 East Pelham Road NE	Applicant seeks a variance to reduce the west side yard setback from 7 feet to 0 for the construction of an accessory structure.	MLPA: Defer for one month

NPU-F Action: Motion by Jim Hardy 2nd by Kay Stephenson to approve the Consent Agenda carries by a vote of 16 in favor; none opposed; no abstentions.

7. Presentations

- Office of the Mayor: Atlanta Vaccination Campaign – not present

8. Planner's Report - Doug Young, Asst. Director for Historic Preservation, Office of Design, 404-330-6702

1. The Department of City Planning continues to work hard updating the 2021 Comprehensive Development Plan. Two key highlights to note: This month, we will have a draft plan for public review and comment online, and next month we will be hosting three virtual public meetings June 10th 6-7 pm, June 12th 1-2 pm, and June 17th 1-2 pm. Visit atlcitydesign.com/2021-cdp for updated information and future meeting dates. 2. NPU University is offering 1 class in May. May 18th 6-8 pm Zoning Fundamentals Lab. To register for upcoming classes, or view previous classes visit npuatlanta.org. 3. Join the Urban Design Commission and the Department of City Planning on May 18th at 7 PM to highlight design excellence at the 2021 Awards of Excellence and Community Design Awards! This virtual event is open to the public. Visit udcdesignawards.eventbrite.com to RSVP.

9. Neighborhood and Committee Reports

Lindridge Martin Manor	LMM is hosting a movie night on June 6.
Piedmont Heights	<p>Richard Munger from Fairfield Residential, answered a number of questions from Board members and neighbors regarding their plans to demolish the former InTown Suites and build an approximate 400 unit apartment complex on that site. (SAP BL-21-16) Munger and the architect from Fairfield advised one of the electrical transformer locations had been changed so it is now to be behind the BP station on Piedmont Circle and blocked from view. They also showed newer elevation drawings that showed ground floor units along Piedmont Rd had significant setback from the road with terracing and street landscaping. Their explanations and drawings alleviated some of our major concerns about the apartment design and transformer location. We still have concerns about the traffic congestion the construction will probably cause in the area, but appreciate Fairfield's willingness to work with the neighborhood and renovate this site which has been an eyesore and public safety hazard since it was abandoned over two years ago by the current owner, Paces Properties.</p> <p>At an InRem Hearing April 22, Paces was ordered to clean up the property and demolish the current buildings within 120 days. To date, the site was cleaned to some degree; a new and much better fence was installed around the property; and a security firm hired to patrol the property. Fairfield has paid for most of that work so far, though it is clearly Paces responsibility. Munger has advised he is trying to get David Cochran from Paces to coordinate on the demolition so they can close on the property soon.</p> <p>The PiHi Alliance and PHCA had a very successful clean-up morning on May 8, picking up trash along Piedmont Rd between Montgomery Ferry and Piedmont Circle, collecting almost 200 pounds of trash in 2 hours.</p>

	On May 13, PiHi Alliance and PHCA had a meeting with property managers and bar owners/operators from Ansley Square to discuss efforts to reduce noise complaints from Ansley Park neighbors.
Morningside Lenox Park	The MLPA has set up a 501(c)3 corporation to facilitate fund raising.
Virginia-Highland	N/A
Edmund Park	N/A
Emory/CDC area/Druid Hills	Visit the Druidhills.org website for updates.
Parks, Trees & Environment	N/A
Public Safety (Jim Hardy)	N/A
Chair Report -	<p>The Executive and Planning Committee met on Monday, April 26th to discuss the NPU-F CDP Policy Statements. We will be discussing and approving NPU-F Policy Statements at the end of the agenda. The deadline for submission to the city is June 1st.</p> <p>As reported by PHCA, we have received a Beltline SAP BL-21-16 for the development of Intown Suites by Fairfield Residences. This property is now owned by the Development Authority of Fulton County. As part of the application, they are requesting 10 administrative variations from the Beltline regulations (mostly related to the sidewalk zone.) PHCA's comments were submitted to the Planning on May 8th,</p> <p>Received a Beltline SAP BL-21-018 for 609 Virginia Avenue to remove an existing wood shed & existing maintenance building and build a new amenity building for the existing apartment complex at the back corner of the property which faces the Beltline. The new amenity building will be 2 stories tall. The SAP was sent to VH for comments which are due back to the City tomorrow,</p> <p>Received a call from the Deputy Chief of Staff for the Mayor advising that they will be permitting two large events at Piedmont Park Labor Day weekend...Atlanta Jazz Festival and Pure Heat (aka Black gay pride). Pure Heat will be located on the west side of the park.</p> <p>APAB met last Saturday. The featured presentation was on the Atlanta City Design-Housing by Josh Humphries. Excellent conversation, Josh said there are 3 pieces of legislation coming to NPUs later this year: 1) Allow small apartment buildings near MARTA stations 2)</p>

	<p>Remove residential parking requirements through City</p> <p>3) Allow attached ADUs, second units. (now detached units are allowed)</p> <p>There are 2 NPU Committee chair openings: Zoning Committee which will shepherd the CDP process for us and Education Committee. See Debbie if interested</p>
--	--

10. Matters for Voting

Special Event Applications (MOSE)

All Special Events applications were are on the Consent Agenda.

Alcohol License Applications (LRB)

Name of Business	Type of Business	Applicant	Property Address	Request
Johnny's Pizza	Restaurant	Daniel Dailey	1810 Cheshire Bridge Road	Change of Ownership

Comments: Jane Rawlings noted that the restaurant is applying for change of ownership. Hours are consistent with a restaurant. They are adding wine to menu.

NPU-F Action: Motion to recommend approval by Jane Rawlings, 2nd by Kay Stephenson carries by a vote of 25 ayes 0 nays 0 abstentions.

Jane Rawlings updated the group on the LRB hearing on the Goat Club: The LRB voted to deny the alcohol license at the May 4 LRB hearing, now waiting for the Mayor to sign off on the recommendation.

Board of Zoning Adjustment Applications (BZA)

[V-21-38](#) **1198 Mclynn Avenue NE (amended)**
 Applicant seeks a variance from the zoning regulations to 1) reduce the rear yard setback from 15 feet to 7 feet and 2) increase the lot coverage allowed from 52 percent to **52.8** percent for the construction of a swimming pool. Applicant seeks no other variances at this time.

MLPA Report: Neighbor support: Yes, Zoning Committee
 Recommendation: Approved by MLPA Board 16-0. This is an amended referral certificate.

Comments: Requested lot coverage has been increased from 52% to 52.8%. April Abraham represented the applicant.

NPU-F Action: Motion by Rebekah Falkler seconded by Kay Stephenson to recommend approval carries by a vote of 23 in favor, none opposed, no abstentions.

[V-21-69](#) **1036 Kentucky Avenue NE**
 Applicant seeks a variance to increase lot coverage from 50 percent to 56 percent and

reduce east side yard setback from 7 feet to 3 feet for the construction of an accessory building.

VHCA Report: David Price representing applicants. Water retention system is being designed for the applicants. Jack White noted that lot coverage is increasing to 56% up from 52%. Civil engineers have designed water treatment and water quality that would behave as if lot coverage is still 52%. BZA has been approving similar applications, so the applicant is using a system that works. Applicant must meet this minimum standard unless COA requires a more stringent standard.

NPU-F Action: Motion by Jack White to approve conditioned on storm water system proposed by applicant unless a more stringent system is required by COA seconded by Kay Stephenson carries by a vote of 28 in favor, none opposed and no abstentions.

V-21-102 921 Virginia Circle NE

Applicant seeks a variance to reduce the west side yard setback from 7 feet to 1.7 feet and front yard setback from 35 feet to 20 feet for the addition to a single-family dwelling.

VHCA Report: This is an Amended Referral certificate. Garrett Daniel represented the applicants. Lot is undersized in total square footage. The VHCA recommended approval.

NPU-F Action: Motion by Jack White seconded by Jim Hardy to recommend approval carries by a vote of 28 in favor, 0 opposed, no abstentions.

V-21-105 1300 North Morningside Drive NE

Applicant seeks a variance to reduce the half-depth front yard setback from 17 feet 6 inches to 7 feet 2 inches; and seeks a special exception to erect a 6 foot high wooden privacy fence in the required half-depth front yard where only 4 feet high fence with 50 percent open visibility is allowed.

MLPA Report: Neighbor Support: Yes, MLPA Zoning Committee
Recommendation: Approve MLPA – Approval 16-0

Comments: The home is on a corner lot and the fence is needed for safety reasons.

NPU-F Action: Motion by Rebekah Falkler seconded by Jack White to recommend approval carries by a vote of 27 in favor, none opposed, no abstentions

Zoning Review Board Applications (ZRB)

U-21-8 1798 Croften Drive NE

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

PHCA Report: Approved

Comments: Matt Skinner and Jenna Lee represented the applicant. The School bought the church campus and the property that Hedgewood owned. In the process they acquired 3 homes. This is a SUP for a house to be converted to an art

studio. The 2 other properties will be used as homes for school administrators. The properties will be rezoned back to R4 (see Z-21-40 below). The school is redesigning the entrance to the main road. In response to a question, Jim Hardy responded that the proposed changes will significantly improve storm water issues. The school does not currently plan to build on additional 6 lots. They'll become a single parcel. The PHCA board approved the application.

NPU-F Action: Motion by Jim Hardy seconded by Kay Stephenson to recommend approval carries by a vote of 25 in favor, one opposed and no abstentions.

[Z-20-59 \(Amended\)](#) 910 Lindbergh Drive NE

Applicant seeks to rezone the 2.077 acre property from the R-4 (Single-family residential, minimum lot size .21 acres) zoning designation to the R-5 (Single-family residential, minimum lot size .17 acres) zoning designation to develop residential missing middle housing.

LMMNA Report: LMMNA Board--the Board voted 7-1 to deny the rezoning application and the CDP amendment for the properties at 910, 922, and 928 Lindbergh Drive.

Bryan Warnock represented the applicant. Mr Warnock noted that this is an R-5 application. He stated that the new proposal is responsive to neighborhood concerns and is similar to homes across street. It is also consistent with the CDP. The LMM board voted to deny - 3 lots would be turned into 8 dwellings. Further, additional duplexes cannot be established under R4 zoning. LMM opposed the proposed amendment to the CDP.

NPU-F Action: Rich Sussman recommended denial, Jane Rawlings seconded. 25 were in favor of denial, one against denial, and there was one abstention. Rich Sussman and Jane Rawlings also motioned to deny the land use change from single family residential to low density residential. The vote was 24 to deny, none against denial, and no abstentions.

[Z-21-40](#) 1798 Croften Drive NE

Applicant seeks to rezone the property from the PDH (Planned housing development {single-family or multi-family}) zoning designation to the R-4 (Single-family residential, minimum lot size .21 acres) zoning designation to allow for the expansion of the Heritage Preparatory School.

[SITE PLAN](#), [SURVEY](#)

PHCA Report: Approved. The applicant has offered plans to significantly improve the Montgomery Ferry/Piedmont Road intersection and to make that intersection a higher priority than the Department of Transportation currently has it.

NPU-F Action: Motion by Jim Hardy seconded by Bill Compton to recommend approval carries by a vote of 25 in favor, none opposed and no abstentions.

Text Amendments – Zoning Ordinance [\(ZRB\)](#)

[Z-20-43 \(Amended\)](#)

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 14th 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. [EXHIBIT A](#), [B](#) and [C](#)

Comments: Dan Baskerville and Anamaria Hazard with the Denton law firm were present. Three clients are being represented by the Denton law firm. Jack White has discussed the ordinance with other impacted NPUs. Greenstone will build the 14th street park but cost is not known. There is no provision in the ordinance to build on Cheshire Bridge Road. Kimberly with the South Fork Conservancy discussed the ordinance's impact on the restoration of banks on South Fork of Peachtree Creek. A resident noted that the applicant is the sixth largest billboard company in the Southeast with \$1.6 billion in revenue.

Jack White moved to continue negotiations with Denton and other NPUs and to address substantial actualization of amenities. He recommended that the ordinance should be held at ZRB for another month or shorter if possible. Rich Sussman inquired about the proper instrument to guarantee funding sources for amenities. In response to several questions, Kimberly with South Fork Conservancy noted that the Bandalong does not create a dam nor will it create flood issues for creek. However, it should be cleaned every time it rains. Matt Sussman noted that it was unproven technology.

NPU-F Action: Motion by Jack White seconded by Kay Stephenson to recommend continuation of negotiations with Denton and other NPUs to address substantial actualization of amenities carries by a vote of 13 in favor, 0 opposed and no abstentions.

Text Amendments – Comprehensive Development Plan

[CDP-21-20](#) 910, 922, 928 Lindbergh Drive

An Ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 910, 922, 928 Lindbergh Drive from the Single Family Residential (SFR) Land Use Designation to the Low Density Residential (LDR) Land Use Designation (Z-20-059).

LMMNA Report: LMMNA Board voted 7-1 to deny the rezoning application and the CDP amendment for the properties at 910, 922, and 928 Lindbergh Drive.
See Z-20-59 for comments and NPU-F Action.

MATTERS FOR REVIEW AND COMMENT

Text Amendments – Zoning Ordinance [\(ZRB\)](#)

[Z-21-41](#)

An Ordinance by Zoning Committee to amend the 1982 Atlanta Zoning Ordinance, as

amended, by amending the definition of urban gardens to permit on-site sales; by amending the special administrative permit requirement for urban gardens; so as to expand the use of urban gardens in residential areas; and to increase the availability of locally grown food and to stimulate neighborhood economic activity; and for other purposes. [FACT SHEET Urban gardens were not allowed to have onsite sales. This proposal would allow for sale of produce produced on that site](#)

Comments: One resident spoke in favor of the Ordinance. Another resident was concerned about the bureaucratic process that may be required.

11. Old Business – None

12. New Business – Approval of NPU-F CDP Policy Statements

NPU-F Comprehensive Development Plan Policies

Residential Neighborhoods

NPU-F’s residential neighborhoods include Edmund Park, Lindridge Martin Manor, Morningside-Lenox Park, Piedmont Heights, and Virginia-Highland (including the entire Atkins Park Historic District) as well as specified areas of Druid Hills. Policies F-1 to F-7 are specific to the residential neighborhoods in NPU-F.

F-1: Protect the historic integrity and character of existing single-family (R-4) districts. Protect the low-density multi-family residential character of the St. Charles-Greenwood district. Assemblages and re-zonings of such districts to higher-density residential, commercial, or mixed-use categories should be rejected.

F-2: Actively support new development on properties currently zoned for it. **Evaluate proposals for land use changes and rezoning amendments in light of their overall impacts on the quality of life, transit, density, and compatibility with neighborhood, NPU, and city plans and goals, including those referenced in F-1.**

- Support alternatives and approaches that decrease parking requirements
- Discourage further strip development. **Encourage consolidation and redevelopment of existing strip retail centers to be compatible with adjacent neighborhoods using neighborhood commercial zoning principles.**
- Oppose zoning and retail creep from existing commercial districts into adjacent residential areas.

F-3: Utilize substantial foliage to preserve the character and livability of existing residential communities and screen them from the impacts of new parking decks.

F-4: **Promote individual mobility and provide improved and safer conditions and facilities for pedestrians and cyclists.**

F-5: Preserve existing Open Space.

F-6: Support inter-modal transit planning and functionality that will address the 'last mile' challenge. Emphasize more local access along new transit lines.

Office/Institutional Area including Emory University*/CDC/CHOA/Villa International/Synod of the South Atlantic of the Presbyterian Church (*including property in the City of Atlanta, north of North Decatur)

F-7: Minimize impact of facilities and expansion in surrounding neighborhoods.

F-8: The highest densities should be at the center or along major roads and highways and transition to lower densities at the edges to protect and buffer surrounding neighborhoods. Surrounding neighborhoods should be buffered from noise and lights.

F-9: Minimize the use of adjacent neighborhood streets for parking by establishing adequate parking requirements and encouraging shared parking arrangements. Encourage well designed public parking.

F-10: Encourage integrated modes of transportation including pedestrian, bicycle, auto, private shuttles and the use of public transportation.

F-11: Encourage Emory's development of the Haygood Drive/Ridgewood Drive corridor and the Gatewood Road/Luckie Lane corridor on its campus consistent with policies F-7 through F-10.

NPU-F Action: Motion by Jane Rawlings seconded by Kay Stephenson to recommend adoption carries by a vote of 8 in favor, none opposed, no abstentions.

13. Adjournment

The meeting adjourned at 10:25 pm. Jim Hardy moved to adjourn and Kay Stephenson seconded.