

# NEIGHBORHOOD PLANNING UNIT – F

Monday, July 19, 2021 at 7:00 PM



## 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

A copy of the June minutes 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 Kay Stephenson. Minutes were approved with 27 in favor, none opposed and no abstentions.

## 3. Announcements

- CDP Discussion with Tim Keane, CM Farokhi, CM Ide tomorrow evening – see Consent agenda to get link to register for discussion on changes in 2021 CDP.

## 4. Reports from City Departmental Representatives

<b>Atlanta Fire Department</b> Station 19 North Highland, Station 29 Monroe Drive  Battalion Chief Derek Harris	Jason McLain reported that 17 members graduated into the field. Covid cases are inching up. Peachtree Road Race was successful. Mr McLain reminded the NPU residents not to drive through flooded streets.
<b>Atlanta Police Department</b>  <b>Zone 2 – Major Andrew Senzer</b>  <a href="mailto:asenzer@atlantaga.gov">asenzer@atlantaga.gov</a>	APD was represented by Captain Mitchell from Zone 2 and Major Reis from Zone 6.  Major Ries noted that an arrest was made in the string of pedestrian robberies. Six juveniles were charged and taken into custody in Zone 3. He reported on a carjacking incident off Pylant Street which is a hangout for young people. A resident inquired about the robbery on Virginia Circle and

<p><b>Zone 6 – Major Peter Ries</b>  pjries@atlantaga.gov,  Capt. H. Zenelaj  hzenelaj@atlantaga.gov</p>	<p>expressed concern about a bar and illegally parked cars. Zone 6 will host a townhall on July 28 to discuss public safety issues. A resident inquired about the safety of students biking to Howard MS, Major Ries replied that it was safe and the APD was working with APS to institute added safety measures. Major P. Ries - pjries@atlantaga.gov - 404-561-2776 - Zone 6</p> <p>Atlanta Bicycle Coalition offers classes in city bike riding which are excellent. <a href="https://www.atlantabike.org/citycycling">https://www.atlantabike.org/citycycling</a></p> <p>Captain Mitchell – the last 28 days have seen an increase in aggravated assaults. The victims in the Onyx shootings were not cooperative. Zone 2 is focusing on the Cheshire Bridge corridor on weekends with assistance from GSP and the Special Operations unit of APD. Arguments tend to escalate to gun violence; a resident noted that the influx of club patrons has made matters worse. NPU residents are frustrated with the increased crime. Major Ries noted that the City and police are doing as much as they can. Taxpayers should discuss alcohol laws with Ide and advocate for a more active LRB. Captain Mitchell noted that officers were across the street at the Monroe Drive gas station shooting and quickly made an arrest. Jim Hardy noted that there were two shootings at the Monroe Drive gas station in a month which is across the street from a club. Alcohol license checks are contested by lawyers. Major Ries stated that partnership is needed with the LRB and Mayor to shut down the clubs. Police cannot do it alone. Rules protect criminals in some cases.</p> <p>Jane Rawlings recommended that community members looking for action items regarding alcohol code/processes visit <a href="http://clearatl.org">clearatl.org</a>. Jim Hardy seconded the suggestion. The goal of Clear is to get City Hall to change alcohol licensing laws. While APD can issue citations, the City Law department needs to act on citations.</p> <p>The information on the rescheduled APD Zone 6 Town Hall meeting is now posted on the NPU-F Facebook page. Find it here <a href="https://www.facebook.com/NPUFAtlanta/">https://www.facebook.com/NPUFAtlanta/</a></p> <p>Join us for the next APAB Public Safety Committee Meeting Thursday, July 22 @ 6:00 PM</p>
<p><b>APD Code Enforcement</b>  Delores Bryant  Officer Lyles – In Rem manager</p>	<p>Officer Byrd –the department has handled 30 cases in NPU-F in the last 3 months. Several City departments have code enforcement responsibilities. Officer Byrd's area deals with Issues from the ROW to the property line</p> <p>An NPU resident inquired about the timeline for onsite inspections. Exterior inspections are being conducted but interior work is handled through Covid protocols.</p>

	The department has been teleworking since March 2020. Some work was carried out from August 2020 through June 2021. They are focused on cases pending since last year.
<b>Public Works Code Enforcement</b> Officer Ferguson	Officer Ferguson. Yard waste will be picked up every other week from July 26. Public Works is short staffed because of the pandemic. <a href="mailto:vferguson@atlantaga.gov">vferguson@atlantaga.gov</a> , 678-221-8215. Check the Atlanta Solid Waste Services app for specifics on the collection day for a particular address.
<b>Watershed Management</b>	N/A

5. Comments from Elected Officials

Councilmember Jennifer Ide	N/A
State Reps Park Cannon, <b>Stacy Evans</b> <a href="mailto:stacey@staceyevans.com">stacey@staceyevans.com</a> <b>Olivia Buckner</b> – Chief of Staff <a href="mailto:olivia@staceyevans.com">olivia@staceyevans.com</a>	Rep Evans – Chief of Staff Buckner will leave info in chat. <a href="mailto:Olivia@staceyevans.com">Olivia@staceyevans.com</a> . The Census data is not yet available for redistricting. It will likely come in during the August-September timeframe. The regional town halls are still going on so people can make public comment.
Others	Ali Carter Chief of Staff, Andre Dickens Post 3 at Large, <a href="mailto:aacarter@atlantaga.gov">aacarter@atlantaga.gov</a> 404-974-7043

6. Consent Agenda

**Special Events**

<b>Application</b>	<b>Request</b>	<b>Recommendation</b>
GCA Fall Community Day Tonette Brown	Piedmont Park September 29, 2021 Class E/1,700 participants	Support

***NPU-F Action: Motion by Jane Rawlings 2<sup>nd</sup> by Kay Stephenson to approve the Consent Agenda carries by a vote of 25 in favor, none opposed, no abstentions.***

7. Presentations - None

8. Planner's Report – Doug Young, Assistant Director, Office of Design, Historic Preservation Studio, 404-330-6702, [dyoung@atlantaga.gov](mailto:dyoung@atlantaga.gov)  
2021 CDP can be found online. NPU University is offering a bylaws clinic on July 29. Applications for the 2022 Mainstreet Program open in July. The Enterprise Zone program was signed by the Governor. The City will offer startup funds for new groups through the Mainstreet program; the application phase runs from July 15 through August 15. For more information about NPU University courses, visit [www.npuatlanta.org/npuucatalog](http://www.npuatlanta.org/npuucatalog) or call 404.546.0158.

- For public hearings or other departmental information visit <https://www.atlantaga.gov/government/departments/city-planning>
- For info on the CDP, visit [atlcitydesign.com/2021-cdp](http://atlcitydesign.com/2021-cdp)
- For more information on the Atlanta Main Street program, visit [atlantaga.gov/atlantamainstreet](http://atlantaga.gov/atlantamainstreet)
- For information on the Urban Enterprise Zone program, contact [uez@atlantaga.gov](mailto:uez@atlantaga.gov).
- Follow NPU voting activity on the NPU Dashboard: <https://www.npuatlanta.org/npu-dashboard>

9. Neighborhood and Committee Reports

<b>Lindridge Martin Manor</b>	N/A
<b>Piedmont Heights</b>	Jim Hardy reported that the demolition of Intown Suites continues.
<b>Morningside Lenox Park</b>	MLPA held a Board meeting on security and over 100 people attended. They also had a good membership drive
<b>Virginia-Highland</b>	Summerfest is coming. The 5K race is back
<b>Edmund Park</b>	N/A
<b>Emory/CDC area/Druid Hills</b>	The Emory Graduate student housing initiative is in the planning phase. Monthly walks on history have started in Druid Hills.
<b>Parks, Trees &amp; Environment</b>	Rich Sussman reported that the ZRB meeting to discuss the Grand Bargain was cancelled. Other NPUs did not support the initiative.
<b>Public Safety (Jim Hardy)</b>	Call 911 to report any suspicious goings on. Patrols are tied to 911 statistics.
<b>Chair Report</b>	<p>A CDP Discussion sponsored by NPU-E is scheduled for tomorrow night. Commissioner Tim Keane is expected. Information is on Consent Agenda.</p> <p>The APD Zone 6 Town Hall meeting has been rescheduled to Wednesday, July 28<sup>th</sup> at 6 pm, This is for Zone 6 residents and business owners only. Chief Bryant will be in attendance. Those that have previously registered should have received a link from APD.</p> <p>NPU-F is going to continue to meet virtually through the end of the year. Our attendance seems to be higher and our meetings more efficient.</p> <p>APAB met last Saturday. CCI presented their Key Findings and Theory of Change to the members of APAB. This is a result of a 2+ year study of the NPU</p>

	<p>System that they are calling the NPU Initiative. Final recommendations will be developed using a collaborative process with NPUs, APAB and others. They should be complete by mid-September. 21 of the 25 NPUs were represented at the meeting. This is a record.</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)**

Event Name	Event Organizer	Event Location
<a href="#">Atlanta Pride Festival</a> Jamie Fergerson	Class E 1950 participants	Piedmont Park October 9-10, 2021

Comments: Event size subject to change, previous years has been Class A. Covid mitigation protocols will be in place at the event. It has been redesigned to allow for distancing. Hand washing stations, sanitizers, masking and messaging are planned. Organizers are working with a new security team. Attendance is down 20-30% at events.

jamie@atlantapride.org

**NPU-F Action:** Motion to support made by Jane Rawlings and 2<sup>nd</sup> by Kay Stephenson carries by a vote of 17 in favor, none opposed, no abstentions

<a href="#">Virginia Highland Summerfest</a> Robert Frazer	Class D 9,000 participants	797 Virginia Avenue September 24-26, 2021
---	-------------------------------	--

Comments: Event size subject to change, previous years it has been Class B; Applicant Not present

**NPU-F Action:** None taken

<a href="#">A Performance in the Park</a> Tyler Benware	Class D 9,999 participants	Piedmont Park September 29, 2021
--	-------------------------------	-------------------------------------

Comments: ASO concert. 6,000-8,000 have attended in the past. There's a cross country meet scheduled at same time. Event has been moved to Tuesday September 28.

tyler.benware@atlantasymphony.org

**NPU-F Action:** Motion to support made by Rich Sussman and 2<sup>nd</sup> by Kay Stephenson carries by a vote of 16 in favor, none opposed, no abstentions..

<b>Atlanta Dogwood Festival</b>  (Date Change: Supported on 1/20/20, 4/20/20, and 7/20/20, Attendance Change: Previously supported on 4/19/20)  Rebekah Jones	Class B/45,000 participants  Was  Class E/1,999 participants	Piedmont Park August 6-8, 2021
---	--	-----------------------------------

Comments: Applicant not present

**NPU-F Action:** Motion to support made by Kay Stephenson and 2<sup>nd</sup> by Rich Sussman carries by a vote of 14 in favor, none opposed and no abstentions.

**Alcohol License Applications (LRB)**

Name of Business	Property Address/Type of Business	Applicant/Request
<a href="#">Midtown Moon</a>	1492-F Piedmont Avenue NE Restaurant	Mark A. Penna Change of Agent

Comments: Applicant has requested a deferral to allow time to meet with Ansley neighbors

**NPU-F Action:** Defer to next meeting. Approved

<a href="#">GoPuff</a>	2233 Faulkner Road NE Retail Package	David C. Reeves Jr. New Business
------------------------	---	-------------------------------------

Comments: Ms Rawlings reported that this is an application for a retail package store selling beer and wine. Mindy Thompson, attorney, represented the applicant. GoPuff is a consumer goods and retail delivery service and is adding beer and wine to existing stores. All sales are online. About 10 to 30% of total sales are expected to be from alcohol sales.

**NPU-F Action:** Motion to support made by Jane Rawlings and 2<sup>nd</sup> by Kay Stephenson carries by a vote of 17 in favor, none opposed and one abstention

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

[V-21-119](#) 640 East Morningside Drive NE  
Applicant seeks a variance from the zoning regulation to reduce the required east side yard setback from 7 feet to 3.3 feet in order to construct a deck addition on the side of an existing single-family residence.

MLPA Report: Denial

Comments: Rebekah Falkler for MLPA. Stuart Gold, applicant, is present. This is a retroactive variance which involves a 6 foot by 6 foot extension of a deck and the addition of a grilling platform. A neighbor spoke in opposition to the variance. Permit was not requested or granted for the change which violates the setback.

**NPU-F Action:** Motion to recommend DENIAL made by Rebekah Falkler and 2<sup>nd</sup> by Kay Stephenson carries by a vote of 29 to deny, 2 opposed and no abstentions.

[V-21-128](#) 915 Cumberland Road NE  
Applicant seeks a special exception from the zoning regulations to allow active recreation in a yard adjacent to a street (Wessyngton Road) in order to install a swimming pool/spa.

MLPA Report: Approval. Pool is located in back of the house and is not visible from the street.

**NPU-F Action:** Motion to recommend approval made by Rebekah Falkler and 2<sup>nd</sup> by Kay Stephenson carries by a vote of 26 in favor, none opposed and no abstentions.

[V-21-132](#) 548 Park Drive NE

Applicant seeks a variance from the zoning regulation to reduce the required east side yard setback from 7 feet to 2.7 feet in order to construct an outdoor fireplace and add pool/spa equipment.

VHCA Report: Nina Gentry represented the applicant. Lot coverage will decrease from 62.5% to 61.8%. VHCA noted that this was a difficult variance. Applicants were asked to get the storm water down to 50%. The neighbor at 552 Park Drive objects to the variance because the homes are close together and the proposed fireplace and pool house would be in close proximity. The neighbor is also opposed to building within the setback. VHCA recommended denial. VHCA supports the neighbor's concerns and would like to see storm water issues addressed. The applicant responded that they worked with engineers on storm water issues and they meet the criteria for the setback variance. VHCA feels that others have made storm water improvements and there's no compelling reason to build within the setback. The bottom line is that the applicant cannot provide assurance that 50% of storm water will be treated on site, so VHCA recommends denial.

**NPU-F Action:** Motion to recommend denial made by Jack White and 2<sup>nd</sup> by Jane Rawlings carries by a vote of 27 in favor, one opposed, no abstentions.

[V-21-138](#) 755 Adair Avenue NE

Applicant seeks a variance to reduce the front yard setback from 35 feet to 16 feet ~~9 inches~~ **3 3/8 inches** and to reduce the south side yard setback from 7 feet to 4.7 feet for an addition to an existing single-family dwelling.

Comments: Amended referral certificate. Nina Gentry represents owner. Construction of new front porch and bay window account for setback reduction. VHCA – planning committee reviewed and did not discern any issues - no storm water concerns, no trees involved and no neighbor objections.

VHCA Report: Approval

**NPU-F Action:** Motion to recommend approval made by Jack White and 2<sup>nd</sup> by Rich Sussman carries by a vote of 21 in favor, none opposed, no abstentions.

[V-21-140](#) 1150 Virginia Avenue NE

Applicant seeks a variance to increase lot coverage from 50 percent to 55.65 percent for the construction of a swimming pool.

VHCA Report: Approval

Hugh Tully Pools represented the applicant who was over 50% impervious coverage. Mitigation steps have been undertaken to bring storm water back to 50% level. Pool will be private. VHCA – planning committee reviewed and did not discern any issues - no storm water concerns, no trees involved and no neighbor objections

**NPU-F Action:** Motion to recommend approval made by Jack White and 2<sup>nd</sup> by Jane Rawlings carries by a vote of 21 in favor, none opposed, no abstentions.

## MATTERS FOR REVIEW AND COMMENT

### Proposed Legislation – Atlanta City Council

[21-O-0266](#)

An Ordinance by Councilmembers Joyce M. Sheperd and Carla Smith as substituted by Community Development/Human Services Committee to update the requirements for agreements between Park

Pride and community garden adopter groups originally authorized by 07-R-1363; and for other purposes.

Comments:

**In 2007, City Council adopted resolution 07-R-1363** authorizing the use of portions of City parks for the creation and operation of community gardens. Park Pride would operate the Adopt-A-Community Garden program, (Program Agreement) responsibilities under its contract with the City; and as part of the community garden program, DPR would require Park Pride to oversee the construction and operation of each community garden, including a requirement that Park Pride enter into an agreement with each group that wishes to adopt a community garden (“Adopter Group”).

**This Legislation provides:**

**SECTION 1:** That all initial agreements between Park Pride and any community garden Adopter Group shall be provided for information purposes only, to the neighborhood planning unit (NPU) wherein the community garden shall be located; and that such agreements between the Adopter Group and Park Pride shall thereafter be renewable annually, without the necessity of additional NPU review.

**SECTION 2:** That all such agreements shall include a description of a process by which members of the community may secure access to utilize the community garden.

**SECTION 3:** Prior to adoption of this ordinance, this legislation should be provided to all NPUs for input. Any comments from the NPUs should be provided no later than 30 days from their receipt of this legislation.

Comments: Kay Stephenson inquired if residents can sell produce or if it is intended for non-commercial purposes. Overall, NPU residents expressed support for the legislation and noted that Park Pride is the right group to push community gardens.

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

The meeting adjourned at 9:45 pm. Kay Stephenson moved and Jim Hardy seconded.