

NEIGHBORHOOD PLANNING UNIT – F



Monday, June 21, 2021 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

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

Welcome and Opening Remarks

The meeting was called to order at 7:03 pm

1. Approval of Minutes

The May 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 was made by Kay Stephenson and seconded by Jim Hardy carries by a vote of 15 ayes, 0 nays, 0 abstentions.

2. Announcements

Please look at consent agenda when it is posted.

3. Reports from City Departmental Representatives

<p>Atlanta Fire Department Station 19 North Highland, Station 29 Monroe Drive Battalion Chief Derek Harris</p>	<p>Chief Hatcher – Battalion 3 Fire Chief. We have moved to phase 4 of city reopening plan. We still have stations that are closed to routine business and station tours. But if you have an emergency don't worry you still stop by we will help out as we can. We are finishing hydrant inspections. Peachtree road race is on the 3rd and 4th this year. Fireworks – make sure they are approved to be used in the state of GA and use outside away from combustible materials.</p> <p>We are really pushing the closed door program. Close bedroom door at night it protects you from smoke and heat coming in through the door and gives us more time to come and rescue.</p>
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**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 – Captain Mitchell new assistant zone commander for zone 2. He is a young rising star in our police department. He has a lot of knowledge in the area.

Overall in zone 2 – most crimes are property crimes. Like car break ins. We have about 65 break-ins a year at the start of the year. We keep dropping down. Goal is to get under 40 then we were under 30 now we are under 20 a year. We have made some key arrests and the proactive activity of our officers has been key to keeping the numbers low.

Part of violent crime initiative was to focus on bar districts in zone 2. Cheshire Bridge and Piedmont locations.

The bistro at 2184 is under investigation as we speak.

Platinum investigation on June 11th - they were in compliance.

We are continuing to put pressure on these establishments to make sure they are good neighbors and if not they are no longer in business.

Shooting at Lindbergh and Cheshire last week – gun deal gone bad. Two individuals met up and one was from out of town and he wanted to purchase a gun and it did not go well. He is working with us now.

Zone 2 is rolling out PAD Policing Alternative and Diversion formerly known as pre-arrest diversion. Zone 2 is last to roll this out. It gives us another tool to deal with quality of life issues. Most crimes are created by homeless. It is a voluntary program. This tool gives us another option other than jail for these individuals. We will start training our officers now that our supervisors have been trained.

Our license and permit department unit is working on moving forward with a due cause package to present to the LRB for the July 13th agenda for Allure.

Major Ries – In general our crime has seen a reduction as compared to 2019. It is not fair to compare to 2020.

2 business robberies at Kroger and CVS.

Friends on Ponce – back on June 8th a domestic incident occurred where the girlfriend stabbed friend in a non-threatening way. We were able to obtain the girlfriend and charge her with aggregated assault.

We have done a couple different things to address concerns. We have done some compliance checks and they were in proper compliance with all licenses. The LRB has different investigative tactics to make sure compliances are in check. There is an off-duty officer that works weekends. I have challenged my captains to ensure these officers are doing their jobs. We have also placed detail cars in the surrounding area. Let me know if you see changes worse or better.

Stephen brought up concerns with Friends and 8arm allowing vendors selling drinks in their parking lots. Major Reis commented they are trying to rectify these issues.

Kay Stephenson announced on Wednesday at 6pm Zone 6 will have a virtual town hall with Major Reis, and Chief and the deputy Chief Peek will be in attendance. This is a great opportunity to give feedback.

This is for business owners and residents of zone 6.

<p>APD Code Enforcement</p> <p>Delores Bryant</p> <p>Officer Lyles – In Rem manager</p> <p>jlyles@atlanta.gov</p> <p>404-623-4614 city cell phone</p>	<p>D Bryant – 684 Hillpine we have started the citation process for property for being in non-compliance.</p> <p>420 Beverly – Case has been sent to In Rem for review</p> <p>1330 University Drive – case has been sent to In Rem</p> <p>Ms Lyles - 924 Virginia Avenue – has been cleaned and completely boarded. This had a highly hazardous condition. Structure did not meet specifications for demolition. Property could be renovated and not demolished. Only front porch was damaged due to fallen tree. The property is now secured, and siblings are in probate. They are not able to find the owner (her brother). He left town after tree damage occurred. All hazards for neighbors have been eliminated.</p> <p>1944 Piedmont Circle and Piedmont Drive – we met with the purchaser and seller, excited to see building gone from the neighborhood.</p> <p>There is constant security and some APD staff monitor so that no more vagrants are there the area has been fenced totally</p> <p>They are in progress of demolishing the building. The plan is to begin to demolish building as soon as possible. 200lb of rodent bait to hope to not have rodents disperse when the land is disrupted.</p> <p>Issue on 420 Beverly Road – we are reviewing the property to see if it qualifies for the demolition process</p>
<p>ATL311</p> <p>Barbara Dougherty</p>	<p>Constance Harris - Executive Assistant</p> <p>ATL 311 is non-emergency call center.</p> <p>Dial 311 inside Atlanta. 404-546-0311</p> <p>Email – atl311@atlanta.gov</p> <p>Use app of social media to reach us as well.</p> <p>We have partnered with PAD to provide community referral services for quality-of-life concerns related to mental health needs, substance abuse and extreme poverty. PAD travels to the area and attempt to engage individual and help get services. PAD only accepts referrals from phone line during normal business hours M-F 7am -7pm.</p> <p>https://www.youtube.com/results?search_query=atl311+portal</p> <p>Information on how to use the new ATL311 portal.</p>
<p>Public Works Code Enforcement</p> <p>Officer Ferguson</p>	<p>Officer Ferguson - As of June 7th – we are collecting all three in one day, trash, recycle and yard trimming. We have had some mechanical issues but all three will be collected on same day.</p>
<p>Watershed Management</p> <p>Priscilla McCalop – 404-817-1038</p>	<p>Priscilla McCalop - WALL STREET NW (FARLIE STREET NW) SEWER IMPROVEMENT (Public Information Officer – Barry Brown; Phone: 404.542.5283; Email: barrybrown@atlantaga.gov)</p> <p>Council District 2 Amir R. Farokhi NPU M</p> <p>As part of the Clean Water Atlanta Consent Decree Program, construction crews have completed this main sewer line replacement</p>
	<p style="text-align: right;">3</p>

4. Comments from Elected Officials

Councilmember Jennifer Ide	Not present
State Reps Park Cannon, Stacy Evans stacey@staceyevans.com Olivia Buckner – Chief of Staff olivia@stacyevans.com	Olivia Buckner – We are in redistricting mode and there will be a town hall for Atlanta on 28 th from 5-7pm at capital and will also be livestream.

5. Consent Agenda

Special Events Applications	Request	Recommendation
Whine Walk Run 5K Patrice Peters	Piedmont Park May 7, 2022 Class E/250 participants	Support
Atlanta Pride Festival Jamie Ferguson	Piedmont Park October 9-10, 2021 Class E/1,950 participants (Note: Previously Class A)	Defer
Virginia-Highland Summerfest Rob Frazier	797 Virginia Avenue September 24-26, 2021 Class D/9,000 participants	Defer
Festival Peachtree Latino 2021 (Date Change: Originally supported 2/17/20) Ray Ortega	Piedmont Park August 29, 2021 Class D/9000 Participants (Note: in 2019 – Class C/19,000)	Continue to support
Sonic Revelry <u>(Date change: originally supported on 5/17/21)</u> Randall Fox	Piedmont Park July 31-August 1, 2021 Class E/250 Participants	Continue to support

NPU-F Action: Motion by Kay Stephenson 2nd by Jane Rawlings to approve the Consent Agenda carries by a vote of 22 in favor ,none opposed.

6. Presentations

- Office of the Mayor: Atlanta Vaccination Campaign -Not present

7. Planner's Report – Doug Young

For more information about NPU University courses, visit 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>

Follow NPU voting activity on the NPU Dashboard: <https://www.npuatlanta.org/npu->

dashboard

For info on the CDP, visit atlcitydesign.com/2021-cdp

For information about Atlanta Cemetery Network email
altantacemeterynetwork@atlantaga.gov

For more information on Community Leadership Institute visit

<https://www.atlantaga.gov/government/departments/city-planning/community-leadership-institute>

To stay informed, follow us on social media @npuatlanta

8. Neighborhood and Committee Reports

Linridge Martin Manor	Rich Sussman – Movie night was postponed due to rain it was going to be Goonies.
Piedmont Heights	Nothing to report
Morningside Lenox Park	New Friends of Morningside Nature Preserve group. Contact parks@mlpa.org Joining with Haywood church to have a movie night. The Friends of Sunken Garden and Lenox-Wildwood Parks in Morningside have asked for a letter of support from NPU-F to Park Pride. They are making a request for funding for the construction of a new pedestrian bridge across a small creek in Lenox Wildwood Park.
Virginia-Highland	Summerfest is now scheduled for September and 5k race is back and you can register on Active.com, volunteers can get information to questions about Volunteering for Summerfest can be directed to volunteer_vahiSummerfest@yahoo.com .
Edmund Park	No report
Emory/CDC area/Druid Hills	Graduate student housing project that starts this week. Emory community meeting on graduate and professional student housing on Wed. at 6:30pm. Register at https://tinyurl.com/nsk3yvcv Annual 4 th of July parade is back druidhills.org for more information.
Parks, Trees & Environment	Rich Sussman – discussion later (Grand Bargain)
Public Safety (Jim Hardy)	No update
Chair Report -	Atlanta Gas Light called to advise the NPU that they will be beginning significant work along Piedmont Road between E. Pelham and I-85. This is a multi-year project beginning in July and the work will extend up through Buckhead. There will be lane closures and detours. This team is doing significant community

outreach and says that they have sent letters to property owners and businesses along the corridor and a quarter mile. They will be contacting neighborhood associations in the next few weeks and expect to have at least one community call once work gets underway.

The Friends of Sunken Garden and Lenox-Wildwood Parks in Morningside have asked for a letter of support from NPU-F to Park Pride. They are making a request for funding for the construction of a new pedestrian bridge across a small creek in Lenox Wildwood Park.

The CD/HS Committee on City Council will host a public hearing on the 2021 CDP on June 28. NPU-F approved updated NPU policies will be included. A public notice has information on how to participate in this meeting and the link to the draft document for review. At the same public hearing, the CDP amendment for 901 Lindbergh (which we voted to deny last month) will also be heard. Information on the hearing can also be found on the Consent Agenda.

Be sure to check out the Consent Agenda for links to the APD Zone 6 Town Hall meeting on June 30th, This is for Zone 6 residents and business owners only. Chief Bryant will be in attendance.

Finally, COVID restrictions are being lifted and some NPUs and neighborhoods are preparing to go back to in-person meetings. I'd like to get a sense of the folks here on whether you would like to return to meeting in-person or continue to meet via Zoom. Poll preference was to continually meet virtually or with a hybrid format.

APAB met last Saturday. An excellent presentation on redistricting was given by State Senator Stacey Evans. A resolution was approved by APAB calling on the Development Authority of Fulton County to implement governance policies and procedures to assure that the decisions of DFAC reflect the best interests of Fulton County. We had previously joined the Atlanta City Council and APS asking DAFC to stop providing funding to developers in the City of Atlanta. That's what Invest Atlanta is for.

There are 2 NPU Committee chair openings: Zoning Committee which will shepherd the CDP process for us and Education Committee. See Debbie if interested

9. Matters for Voting

Special Event Applications (MOSE)

Pure Heat Community Festival Melissa Scott		Piedmont Park September 5, 2021
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Comments: in 2019 approved Class C/19,999 participants reducing vendors from 100 to 25.

NPU-F action: Motion to support made by Kay Stephenson 2nd by Rich Sussman carries by a vote of 26 in favor 0 opposed 0 abstentions.

Alcohol License Applications (LRB)

Name of Business	Type of Business	Property Address	Request
Midtown Moon Mark A. Penna	Restaurant	1492-F Piedmont Avenue NE	Change of Agent

PHCA Report: PHCA Board did not vote on this. Applicant was not required to attend PHCA meeting. The attorney who represents Midtown Moon on this application said she was not aware of Ansley Park noise complaints when the application was filed, as another attorney represents the bar in that area. Per Ansley neighbors, no agreement was entered into between the bar and neighbors as ordered by the Judge, so Midtown Moon had to pay full fine (\$1,000) for one noise citation. Also learned Midtown Moon had not paid their share of noise test as they had agreed to do. Pointed out to the attorney that Item 21 on the application states Midtown Moon says sounds and odors will be contained within their property. That is not currently true. Suggested to the attorney that a deferral might be in their best interests after she advised they could probably continue to operate on the current license temporarily.

NPU-F Action: Defer at the request of the applicant Motion to defer by Jane Rawlings 2nd by Jim Hardy motion carries 23 in favor 0 opposed and 0 abstentions.

Guac and Margy's David Barton	Restaurant	502A Amsterdam Ave NE	Change of Agent
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MLPA: Approve 8-0

Comments: This is second location. No plans for live entertainment. Meets parking requirements.

NPU-F Action: Motion to recommend approval by Jane Rawlings 2nd by Kay Stephenson carries by a vote of 28 in favor 0 opposed 0 abstentions.

Board of Zoning Adjustment Applications (BZA)

Application

[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 ~~pool house~~, and a variance to reduce the east side yard from 7 feet to 1 foot for an addition to an accessory garage. Applicant seeks no other variances at this time.

MLPA Report: Neighbor Support: Yes Zoning Committee Recommendation – Approve 3-0
MLPA Board– Approve 8-0

Comments : No changes to existing footprint. Amended referral certificate (see above in red)

NPU-F Action: Motion to recommend approval by Rebecca Falker 2nd by Kay Stephenson carries by a vote of 22 in favor 0 opposed 0 abstentions.

V-21-112 1237 Reeder Circle NE

Applicant seeks a variance from the zoning regulations to reduce the east side yard setback from 7 feet to 4 feet 11 inches, and the rear yard setback from 15 feet to 6 feet. Applicant seeks no other variances at this time.

MLPA Report: Neighbor support: Yes, 3 emails received Zoning Committee Recommendation – Approve 3-0 MLPA – Approve 8-0
Comments: No changes to existing footprint.

NPU-F Action: Motion to recommend approval by Rich Sussman 2nd by Kay Stephenson carries by a vote of 20 in favor 0 opposed 0 abstentions.

V-21-113 897 Highland View NE

Applicant seeks a variance ~~to increase lot coverage from 50 percent to 50.4 percent~~, reduce east side yard setback from 7 feet to 3 feet, and reduce rear yard setback from 7 feet to 3 feet ~~(credit given for ½ width of adjacent alley)~~ for the construction of an accessory structure. ~~Applicant seeks no other variances or exceptions at this time.~~

VHCA Report: Unanimously supports

Comments: Amended referral certificate (see changes in red)

NPU-F Action: Motion to recommend approval by Jack White 2nd by Kay Stephenson carries by a vote of 21 in favor 0 opposed 0 abstentions.

V-21-123 904 & 906 St. Charles Avenue NE

Applicant seeks a special exception from the zoning regulation for the reconstruction of a structure containing a non-conforming use.

VHCA Report: Unanimously supports

Comments: This is an amended referral certificate (advertised properly above) **Dropped the variance request for > 50% lot coverage for V-21-123** as able to add a bit more permeable area to get us to 50%.

NPU-F Action: Motion to recommend approval by Jack White 2nd by Kay Stephenson carries by a vote of 21 in favor 0 opposed 0 abstentions.

Zoning Review Board Applications (ZRB)

U-21-6 1492 Piedmont Avenue NE

Applicant seeks a special use permit to operate an outdoor dining terrace. [SITE PLAN](#), [SURVEY](#)

PHCA Report: PHCA Board voted to **not support** the Special Use Permit for an outdoor dining patio for MIXX at this time. Suggested MIXX delay this application, but the owner did not agree to that suggestion. We thought the plan needed a lot more thought and more coordination with Ansley neighbors to reduce anticipated noise problems.

Comments: Concerns about noise complaints coming from MIXX and if they will honor the deck to close at 10pm.

NPU-F Action: Motion to recommend to not support by Tim Berube 2nd by Jim Hardy carries by a vote of 34 in favor 1 opposed 0 abstentions.

Z-21-52 1971 RIDGEWOOD DRIVE NE

An Ordinance by Councilmember Jennifer N. Ide to zone property located at 1971 Ridgewood Drive Northeast, Atlanta, Georgia 30307 to the R-4 (Single-family residential) zoning district; and for other purposes.

Comments: See Land Use designation CDP-21-032

NPU-F Action: Motion to recommend approval by Jane Rawlings 2nd by Rich Sussman carries by a vote of 12 in favor 0 opposed 0 abstentions.

Text Amendments – Zoning Ordinance

Legislation

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

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: NPU E and M have voted to oppose. NPU-B deferred for one month. Applicant deferred ZRB hearing to July. Bandalong project has been withdrawn. Rich met with Southern Conservancy Trust and felt confident that they could restore and maintain the creek at this location.

NPU-F Action: Motion to recommend to oppose unless NPU B approves by Jack White 2nd by Rich Sussman carries by a vote of 11 in favor 2 opposed 0 abstentions.

[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](#)

Comments from May meeting:

- will provide an opportunity to sell food to neighborhoods and will provide opportunity for economic development in some neighborhoods
- helps eliminate food deserts
- encourages more gardens
- need to set up an “easy” administrative process; anything bureaucratic would be a nightmare and counter-productive

NPU-F Action: Motion to recommend approval by Jane Rawlings 2nd by Jack White carries by a vote of 13 in favor 0 opposed 0 abstentions.

Text Amendments – Comprehensive Development Plan

[CDP-21-032](#) 1971 Ridgewood Drive NE

An Ordinance by Council Member Jennifer N. Ide to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 1971 Ridgewood Drive NE to the Single Family Residential (SFR) Land Use Designation to the (Z-21-052).

Comments: See zoning designation Z-21-52

NPU-F Action: Motion to recommend approval by Jane Rawlings 2nd by Rich Sussman carries by a vote of 12 in favor 0 opposed 0 abstentions

MATTERS FOR REVIEW AND COMMENT

Public Notice

Plan A is Atlanta's guide to growth and development. The Department of City Planning (DCP) has been leading a public planning process to keep it up to date every 5 years. As part of this effort, DCP hosted three virtual community meetings in June.—City Council Community Development/Human Services (CD/HS) Committee will host a virtual Public Hearing on June 28th at 6pm. The final CD/HS Public Hearing will be held on September 27th at 6pm. City Council will adopt the CDP by October 31, 2021.

A draft plan for public review and comment will be online at <https://www.atlcitydesign.com/2021-cdp>. For additional information please email cdp2021@AtlantaGa.Gov.

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

The meeting adjourned at 10:01 pm. Motion by Jack White 2nd Rich Sussman