

# NEIGHBORHOOD PLANNING UNIT – F

Monday, August 16, 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 7:09 pm

## 2. Approval of Minutes

Thanks to Aruna Narasimhan for taking the minutes last month. The July 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 Kay Stephenson and seconded by Jane Rawlings and carried by a vote of 18 in favor, 0 opposed 0 abstentions.

## 3. Announcements

- The annual review and approval of our By-Laws and our Policy Statement is due by September 30<sup>th</sup>. This is a hard and fast date. Last year we made some changes to clarify the language and to add virtual meetings into the by-laws so not expecting any major changes. A notice was sent to NPU Executive Committee and neighborhood presidents in July asking for changes. If you would like to propose a by-law change, please send an email to [chair@npufatlanta.org](mailto:chair@npufatlanta.org).
- Zoning/Executive Committee will meet on Monday, August 23 at 7 pm via Zoom to review a rezoning request by Emory University at the Haygood/N Decatur triangle. Proposed By-law changes (if any) will also be discussed. Meeting is open to the public; zoom link is on the Consent Agenda. Opportunity later in the meeting to discuss proposed changes.

## 4. Reports from City Departmental Representatives

<b>Atlanta Police Department</b> <b>Zone 2 – Major Andrew Senzer</b> <a href="mailto:asenzer@atlantaga.gov">asenzer@atlantaga.gov</a> <b>Zone 6 – Major Peter Ries</b>	Major Senzer – A few updates on a couple of locations. The Street Bistro 2184 Cheshire Bridge Road – Aug 7 <sup>th</sup> our license and permit unit served a search warrant due to information received that they were operating as an after-hour club. Investigators obtained information they were charging \$550 per bottle of alcohol or \$1100 per bottle for 2 people if you came at 4:00 a.m. and stayed until the sun
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<p>pjries@atlantaga.gov,  Capt. H. Zenelaj  hzenelaj@atlantaga.gov</p>	<p>comes up. APD seized approximately 365 bottles of distilled spirits from the location and the manager was placed under arrest and charged with storing distilled spirits without a license 10-47 Atlanta City Ordinance and the GA Dept of Rev was already contacted and will be following up with a seize and desist for the sale of the alcohol. This was a good win for us. Our license and permit unit will be putting together a due cause package that will be presented.</p> <p>We recently had a hearing for Allure for the gun fire that occurred. A huge shootout and dangerous situation. Our team did a phenomenal job presenting the evidence and made a compelling argument to move forward with penalties and unfortunately the board voted 3/2 in favor of dismissing this due cause. 2 people on board did not vote. Allure is already appealing a previous due cause for exceeding their operating hours about a year ago. These are the challenges we face, investigation and writing due cause packages sometimes do not result in the outcomes we would like or the penalties as strong as we would like to see. We are doing the best we possible can related to businesses that are misbehaving.</p> <p>We received information about Futos Towing from residence in the Manchester district. I drove by and was not happy. They are not being good neighbors. I spoke with Diane who is the owner and engaged Zoning. She has a short window to get her act together and we moved two vehicles off the street. She is having issues with the courts related to processing the vehicles which is causing her lot to overflow. This is not the community's problem. She understands that investigations from our zoning unit are going to be forth coming if they do not clean up things over there.</p> <p>Captain Zenelaj from Zone 6 - We are seeing increasing larceny from autos, valuable items stolen from vehicles. We push to keep a clean car campaign. Break ins are stemming from visitors to our bar areas. I can't help but feel that the bridge being out on Cheshire Bridge is helping us by slowing things down a bit. We continue to augment Zone 2.</p> <p>Nothing new to update on the homicide at Piedmont Park per Major Senzer.</p>
<p><b>APD Code Enforcement</b></p> <p>Delores Bryant  Officer Lyles – In Rem manager</p>	<p>Officer Gill (for Officer Wimbyly)</p> <p>Officers are back in the field. We are catching up on inspections from last year to now. Court is back open, and we are writing citations from last year to now. We are still taking complaints please contact 311 or Officer Wimbyly 404-546-3868 with questions or concerns.</p>

	No information on property on University.
<b>Public Works Code Enforcement</b> Officer Ferguson <a href="mailto:vferguson@atlantaga.gov">vferguson@atlantaga.gov</a> , 678-221-8215.	Pete Francis- DPW SWEET Officer for Officer Ferguson mail: pfrancis@atlantaga.gov, Tel: 404 938 1183 Residents can now place yard trimming in plastic bag which is temporary since we are short staffed and will be collected bi-weekly basis. You may also drop off your trimming on Art Field yard trimming on James Jackson Parkway open from M-F from 7:30am – 4:30pm

5. Comments from Elected Officials

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>	Olivia Buckner reports that census numbers have been released to our state government and now the legislature re apportionment office will begin to comb through the data received and start putting in order based off of zip codes and precincts and submitting to re apportionment committee. She will share data as she gets it.
Councilman Dickens Office Ali Carter Chief of Staff Post 3 At Large <a href="mailto:aacarter@atlantaga.gov">aacarter@atlantaga.gov</a> 404-974-7043	Ali Carter – Councilman Dickens chose to table the public safety training center until the next meeting so the public can have more discussion on the topic. The center is located in unincorporated Dekalb.  We are doing a series of safety talks at the senior centers. We are bringing inspectors and officers from community policing about See Something Say Something. Just a checkup on the seniors in the centers.  Legislation was passed around the senior centers to engage the safety measures as need be.  Question about the legislation that Dickens authored that stipulate that a certain percentage of affordable housing along the Beltline.  Also, a study was done that identified that 8500 streetlights that were not installed that were supposed to be installed. We have agreed to work with the city of Atlanta to get these installed.
<b>Atlanta School Board</b> Cynthia Briscoe-Brown  cbriscoe_brown@atlanta.k12.ga.us 404-376-6080	Cynthia Briscoe-Brown -At large school board representative. First day of school was August 5 <sup>th</sup> . We are doing surveillance testing in every building ever week. We are offering vaccines on site. We have a universal mask mandate which starts when the students get on the bus and ends at the end of

the day. There are exceptions when students are eating or doing athletic activities. We are doing a daily health check using an app. This allows parents to self-report so that we can follow up. Our positivity rate from surveillance testing and from other areas is 0.8% system wide. Some students and classrooms are in quarantine. So far this seems to be keeping our rate of infection way down. We are doing everything we can to keep students, employees, and families safe and healthy.

On August 9<sup>th</sup> we approved a mileage rate tied to our budget which is 20.74 mils which is same rate we had and lowered 4 years ago. This allows us to provide for raises for every staff member and reward and support staff for incredible work they have done for the past year and a half.

Every staff person makes at least \$15 an hour. We are investing in mental and emotional health for students and faculty. We are also investing in academic recovery. We just instituted a K-12 universal screener which allows us to assess where each child is and design and academic program that allows to move them as far and as fast as we can.

We are also working hard at implementation of our equity policy. I was primary author of this policy and we approved it Spring of 2019. Our new superintendent, Dr Herring has put in place a Chief Equity Officer and new center for equity and social justice. Which is helping us analyze every decision and every dollar and every program and every curriculum choice in light of equity. Equity means making sure that every child gets everything they need to be successful understanding that every child's needs is different.

Dr Jones is a Harvard PhD and is our new Chief Equity Officer.

A SPLOST initiative is dedicated toward facilities and technology. Please educate yourself on this. We have been able to go completely one to one on devices and children so that every student can participate in virtual learning.

COVID dashboard:  
[atlantapublicschools.us/Page/64958](https://atlantapublicschools.us/Page/64958)

	<p>COVID protocols: atlantapublicschools.us/Page/66278</p> <p>Question about Springdale Park Elementary cafeteria workers walked out? Please verify if true? Cynthia Briscoe-Brown cannot verify if true but states that food contract is through SEC and they are responsible for management of employees in cafeterias. One challenge we have had is finding enough workers to service our schools.</p> <p>We are fully staffed in instructional staff. We also have substitutes and are challenged by cafeteria staff and always struggle to find bus drivers.</p>
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6. Consent Agenda

**Special Events**

<b>Application</b>	<b>Request</b>	<b>Recommendation</b>
<b>Atlanta Science Festival Exploration Expo</b> Cynthia Alford	Class D/5,000 Participants Piedmont Park March 26, 2022	Defer at the request of the applicant
<b>The Atlanta World Kite Festival &amp; Expo</b> Erinn Rowell/Joe Rowell	Class E/500 Participants Piedmont Park/The Meadow October 30, 2021	Support
<b>Jesus + Justice</b> Josh Clemons	Gated Event/Class E/1,999 Participants Also Assembly within Park Piedmont Park September 25, 2021	Support
<b>AIDS Walk Atlanta + Music Festival</b> Jonathan Madrigal & Kat Thomas (Attendance and Site Plan Update) Previously supported on 9/21/20)	Class E/2,000 Participants Midtown: Piedmont Park September 25, 2021	Continue to Support

**NPU-F Action:** Motion by Stephen Ramsden 2<sup>nd</sup> by Kay Stephenson to approve the Consent Agenda carries by a vote of 21 in favor, 0 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)

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 [atcitydesign.com/2021-cdp](http://atcitydesign.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>	No report
<b>Piedmont Heights</b>	Intown Suites has finally been demolished and working on final cleanup thanks to the NPU for helping push that forward. Heritage Prep School in the Old Rockspring school is not has first year of High School.
<b>Morningside Lenox Park</b>	Please patronize businesses along Chesire Bridge as they have been through a lot and have served our communities a long time. Movie series at end of this month is Toy Story. Fall Concert series starting soon.
<b>Virginia-Highland</b>	No report
<b>Edmund Park</b>	No report
<b>Emory/CDC area/Druid Hills</b>	No report
<b>Parks, Trees &amp; Environment (Rich Sussman)</b>	With all this rain you don't have to water garden and water bill should be down this year.
<b>Public Safety (vacant)</b>	No report
<b>Chair Report</b> -	<p>NPU-F Zoning Committee will meet next Monday, August 23<sup>rd</sup> at 7 pm via Zoom to review the rezoning application of Emory University for property at the Haygood Triangle/North Decatur Road. The meeting is open to all. Link is on Consent Agenda. This application will be on the September NPU-F agenda. We will also discuss any proposed changes to the By-Laws or Policy Sheet.</p> <p>A temporary alcohol license has been issued for the Octopusatl restaurant (in the Hob Nob location). A copy of the license was sent to the neighborhood presidents.</p> <p>News from the ZRB and BZA:          -ZRB approved the Lindbergh rezoning application. Suggest emails to Councilmembers Ide and Westmoreland to express your concerns.          -ZRB opposed the special use permit at the MIXX for the porch that overlooked the Beltline.          -BZA approved the Park Drive variance application (despite Jack's valiant efforts)          -BZA rejected the E Morningside variance application</p> <p>Grand Bargain – still alive. Participated in a call initiated by CM Natalyn Archibong on Friday and attended by representatives from NPU-E and NPU-B, and the Old 4<sup>th</sup> Ward. Dentons is still trying to get to yes. Commissioner Tim Keane says that City Planning's only interest was to have some signs removed on 14<sup>th</sup></p>

	<p>Street. Planning issued an unfavorable staff report (it was never published). Given that NPU-F only benefits from the proposal and our position that we would oppose unless the other NPUs support it, I'm not going to attend any additional meetings since I don't think I can be value added. The last ZRB hearing was deferred for another 30 days.</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 meets on Saturday. Two important items are on the agenda...a presentation on the CDP by DCP (Nate Hoelzel) will be given. This is the only time that Planning will be available to NPU leaders before the public comment period closes on Aug 27. Also, a special APAB meeting will be held immediately following the regular meeting to hear/discuss the CCI NPU Initiative recommendations. These recommendations will be presented to the Council CD/HS committee in mid-September. Meetings are open to the public.</p> <p>There are 2 NPU-F Committee chair openings: Zoning Committee and Education Committee. See Debbie if interested.</p> <p>NPU-F election of officers will be held in November per our by-laws and city ordinance. As always, we are looking for leads and co-leads for our committees, especially Public Safety, Alcohol Licensing, Zoning, Parks.... If you are currently in one of these roles in your neighborhood having an NPU-wide, and city wide perspective will help you develop contacts and a network.</p>
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10. Matters for Voting

**Special Event Applications (MOSE)**

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

Comments: Moved to fall, with less sponsors festival is scaled down. Road race will continue. Not closing Virginia Ave.

**NPU-F Action: Motion to support made by Kay Stephenson seconded by Rich Sussman carries by a vote of in favor 20, 0 abstentions and 0 opposed.**

**Alcohol License Applications (LRB)**

Name of Business	Type of Business	Applicant	Property Address
<a href="#">Spice House</a>	Restaurant	James Foye	2195 Piedmont Avenue NE

<b>New Business</b>
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Comments: This is the wrong address for this restaurant and it is outside NPU-F. No action is necessary.

**NPU Action: None taken.**

Note: Midtown Moon application has been deferred for another month

<b>Board of Zoning Adjustment (BZA)</b>
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V-21-162 564 Rock Springs Road NE  
 Applicant seeks a variance from the zoning regulation to 1) reduce the required west side yard setback from 7 feet to **2 feet 2 inches**, and 2) reduce the required east side yard setback from 7 feet to 3 feet 7 inches in order to construct an addition to an existing single family residence.

PHCA Report: There was an initial vote to not support due to the 2 feet 2 inch from the left side. They have revised the plan to satisfy 3 feet and PHCA voted to support.

Comments: Applicant has submitted a revised site plan.

**NPU-F Action:** Motion to recommend approval of the proposed east side yard setback and a reduction of the West side yard setback to 3 feet, made by Bill Compton and seconded by Kay Stephenson carries by a vote of 17 in favor 0 abstentions and 0 opposed.

V-21-170 1732 Meadowdale Avenue NE  
 Applicant seeks a variance to reduce north side yard setback from 7 feet to 2 feet for an addition to an existing single-family dwelling.

**MLPA Report:** Zoning Committee Recommendation – Approve 3-0 MLPA Recommendation - Approve 10-0

**Comments:** This is an open carport. The applicant has also submitted a water runoff plan. Neighbor support: Yes

**NPU-F Action:** Motion to recommend approval made by Rebekah Falkler and seconded by Kay Stephenson carries by a vote of in 16 favor, 0 opposed and 0 abstentions.

V-21-171 1066 Maryland Avenue NE  
 Applicant seeks 1) a variance to reduce half-depth front yard setback from 17.5 feet to 0 feet for an addition to an existing single-family dwelling and 2) a special exception to increase the height of retaining wall within the required half depth front yard from 3 feet to 5 feet 10 inches.

**VHCA Report:** Planning Committee and VHCA Board both voted unanimously to support.

Comments: Jack White clarified what they are doing regarding garage, no trees will be lost. Storm water code will be in compliance with new code standards.

**NPU-F Action:** Motion to recommend approval made by Jack White and seconded by Rebeka Falkler carries by a vote of 19 in favor, 0 abstentions and 0 opposed.

<b>Alcohol License Applications (LRB)- Review and Comment</b>
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<b>ATRIUM</b> Tal Postelnik Baum	Restaurant New Business	675 Ponce de Leon Ave NE (NPU-M)
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Comments: none

<b>Capella Cheese</b> Raymond Hook	Retail Package New Business	256 Ottley Drive (NPU-E)
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Comments: none

<b>Text Amendments – Zoning Ordinance</b>
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**Z-21-74 – PRESENTATION BY THE DEPT OF CITY PLANNING**

An Ordinance by Councilmember Amir R. Farokhi to amend the Zoning Ordinance of The City of Atlanta (Part 16), by amending various provisions of the text of the Zoning Ordinance, including individual zoning district regulations, with regard to the subject areas and provisions that follow, MR-MU (Multifamily Residential Multi-Unit) zoning district and regulations (Section 1 below); minimum parking requirements (Section 2 below); accessory dwellings (Section 3 below); to promote a diversity of housing options and increase housing affordability; and for other purposes.

**FACT SHEET**

Comments: One thing this ordinance does is remove residential parking requirements. This puts parking in the private sector. This should help bring down cost of housing.

Contact Kendra Taylor [keataylor@atlantaga.gov](mailto:keataylor@atlantaga.gov)

The Dept of City Planning wrote a report on the inclusionary zoning program

<https://www.atlantaga.gov/government/departments/city-planning/office-of-housing-community-development/inclusionary-zoning-policy>

NPU-F Action: None taken

## PUBLIC NOTICES AND ANNOUNCEMENTS

<b>Public Notice</b>
<p><i>Plan A</i> 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 has posted a 2<sup>nd</sup> draft of <i>Plan A</i> for public review and comment online at <a href="https://www.atlcitydesign.com/2021-cdp">https://www.atlcitydesign.com/2021-cdp</a> and at 15 libraries and community recreation centers. The 2<sup>nd</sup> round of public review and comment will end on August 27<sup>th</sup>. A 3<sup>rd</sup> draft and round of public review and comment will be 9/13 to 9/27. City Council Community Development/Human Services (CD/HS) Committee will host the final virtual public hearing on September 27<sup>th</sup> at 6pm. City Council will adopt the CDP by October 31, 2021. For additional information please email <a href="mailto:cdp2021@AtlantaGa.Gov">cdp2021@AtlantaGa.Gov</a>.</p>

11. Old Business

12. New Business – By Law changes

No changes or proposals offered at the meeting. Jack White proposed we discuss at next meeting.

13. Adjournment motioned by Kay Stephenson and 2<sup>nd</sup> by Rich Sussman.

The meeting adjourned at 9:35 pm.