

NEIGHBORHOOD PLANNING UNIT – F



Monday, September 20, 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

1. Welcome and Opening Remarks

- The meeting was called to order at 7:06 pm

2. Approval of Minutes

Thanks to Carol Shunnarah for taking the minutes last month. The August 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 Jane Rawlings and seconded by Kay Stephenson and carried by a vote of 213 in favor 0 opposed and 0 abstentions.

3. Announcements

We are required by ordinance to annually confirm our by-laws and by extension our policy statement. They are due to the City by September 30th each year and we will consider proposed changes from the Executive Committee at the end of the meeting. A summary of the proposed changes with a time table of when NPU members were notified of the annual review has been sent to the mailing list and verified members. For the most part, the changes are to clarify the language.

4. Reports from City Departmental Representatives

Atlanta Fire Department Station 19 North Highland, Station 29 Monroe Drive Battalion Chief Derek Harris	Jason McLain – We are out checking hydrants, we do this each Spring and Fall. We have 38 new recruits in training and more coming in. Not sure when they will be in the field. We are currently hiring. www.atlantafirerescue.com Station 19: 244 calls for service
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	Station 15: 571 calls for service; ladder truck 293 calls Fire station 19 is being renovated and will be running out of station 15 during this time. No timeline as to when it will be completed but no interruption of service during this time.
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 – Part one crime rating continues to go down and will be in black by end of year. Follow-up from last meeting - Street Bistro still in process of putting together a due process package that will be presented to LRB. Bismark burglary/aggravated assault being investigated, ballistics and video being evaluated and will update. Fudos Towing persistent issue of being in violation and their contract will be evaluated when it is up. Zoning has been contacted and police aware of issues. Bike Unit on Sidney Marcus. Major Ries – AK47 shooting on Morningside – victim never came forward, car ID'd but not driver. Not enough info at this time to press charges but will continue to stay on this. Should see bike team out periodically. Beech Valley home invasions/burglary – Criminal Investigation Unit is on this and he does not have the access at this time. He will follow up with information on this.
APD Code Enforcement Delores Bryant Officer Lyles – In Rem manager	13 cases reported to Code Enforcement for September. We are out in our vehicles and moving around. Please contact us for anything you need.
Officer of the Solicitor	Sharon Dickson – Prosecutes Code enforcement violations, nuisance, etc..

5. Comments from Elected Officials

State Reps Park Cannon, Stacy Evans stacey@staceyevans.com Olivia Buckner – Chief of Staff olivia@staceyevans.com	Stacy Evans - We are waiting to be called in for Special Session. Sign up for my newsletter for updates. Roads -If you are having a road issue, please let me know. We are in constant contact with G-DOT Armour and Monroe – building Round-a-bout...not perfect but contact if unbearable.
Atlanta School Board Michelle Olympiadis - District 3	School board elections are up this fall. We will have a meeting about the Inman building next Tuesday 29th at noon about the future use of this building. Contact me with questions - 404-502-0725

6. Consent Agenda

Special Events

Application	Request	Recommendation
Winterfest Robert Frazer	1917 Virginia Avenue NE December 4, 2021 Class E/1,500 participants	Support
A Performance in the Park (Date Change: Previously supported on 7/19/21) Tyler Benware	Midtown: Piedmont Park September 28, 2021 Class D/9,999 participants	Continue to support

Board of Zoning Adjustment

Application	Request	Recommendation
V-21-198 1120 North Highland Avenue NE	Applicant seeks a variance from the zoning regulation to reduce the required front yard setback from 35 feet to 14.75 feet for an addition to an existing single-family residence.	VH: Approve

NPU-F Action: Motion by Jack White 2nd by Jane Rawlings to approve the Consent Agenda carries by a vote of 240 in favor, 0 opposed, no abstentions.

- 7. Presentations - none
- 8. 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>

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

For information on the Urban Enterprise Zone program, contact uez@atlantaga.gov.

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

9. Neighborhood and Committee Reports

Lindridge Martin Manor	Thanks to Office of Public Works for picking up trash! South Fork Creek Rising event – change of plans- moved to virtual fund-raiser. Quilt show and auction Go to www.southforkconservancy.org to see quilts. Also on Facebook page.
Piedmont Heights	No report

Morningside Lenox Park	<p>Events coming up. Hosting a District 6 forum to those running for City Council.</p> <p>Fall Concert on October 1st</p> <p>Candy Crawl with VaHi</p>
Virginia-Highland	<p>Summerfest is canceled</p> <p>There is a fundraiser/Party for John Howell Park, can buy tickets online at vahi.org to redevelop park.</p> <p>Elections for offices – Sept 22nd.</p> <p>October 2nd to tour of VaHi Arboretum by Jim Long</p> <p>Jack White mentioned that the Fire station closer should be 8-16 months.</p>
Edmund Park	No report
Emory/CDC area/Druid Hills	No report
Parks, Trees & Environment (Rich Sussman)	No report
Public Safety (Jim Hardy)	No report
Chair Report -	<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 4th Ward. Dentons is still trying to get to yes. Commissioner Tim Keane says that their only interest was to have some signs removed on 14th 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 met on Saturday Appointments were made to the Beltline TADAC and the new Public Safety Commission. There is also an open position for the ACRB representing NPUs A-F, replacing our beloved Jim Hardy. The Mayor's office has asked for additional APAB candidates for the</p>

	<p>Invest Atlanta representative from APAB. A motion to support NPU A, B and C's position asking that the 2021 CDP submission be revised to include only what is legally required (and what they told the NPUs that they were only going to do an administrative update in March) was narrowly defeated. My term as President expires at the end of the year and I am term limited.</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, Parks.... If you are currently in one of these roles in your neighborhood having an NPU-wide, and citywide perspective will help you develop contacts and a network.</p>
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10. Matters for Voting

Board of Zoning Adjustment Applications (BZA)

V-21-183 1220 Pasadena Avenue NE

Applicant seeks a variance from the zoning regulation to 1) reduce the required east side yard setback from 7 feet to 5 feet and 2) reduce the required rear yard from 15 feet to 3 feet in order to construct an accessory structure.

MLPA Report: **Neighbor Support:** Yes. It is unclear who reported the unpermitted building. All neighbors were contacted, and approval letters have been received. No opposition from neighbors. This is a retroactive permit.

A previously existing shed had a rear setback of only 1.7' and side setback of only 2.4', so the new shed location represents a decrease in nonconformity. Neighboring properties also have garage/sheds. One story shed. **Zoning Committee Recommendation – Approve 3-0**

MLPA – Approve 11-0

NPU-F Action: Motion by Rebekah Falkler seconded by Jane Rawlings carries by a vote of 290 in favor, 5 opposed no abstentions.

V-21-188 1100 Rosewood Drive NE

Applicant seeks a special exception from the zoning regulation to 1) allow active recreation in a yard adjacent to a street (Bellevue Drive NE). The applicant is also seeking a variance from the zoning regulation to 2) reduce the required rear yard setback from 15 feet to 3 feet 9 inches in order to install a swimming pool and construct a carport.

VHCA Report: Approve

NPU-F Action: Motion by Jack White seconded by Rebekah Falkler carries by a vote of 271 in favor 3 opposed 0 abstentions

Special Event Applications (MOSE)

Event Name	Event Location	Event Date
Atlanta Science Festival Exploration Expo Cynthia Alford	Class D 5,000 Participants	Piedmont Park March 26, 2022
Comments: No show, move to next meeting		
Walk to End Lupus Now Teri Emond	Class D 8,000 Participants	Piedmont Park April 30, 2022
Comments: No show, move to next meeting		
BLM 5K Atlanta Festival Tanisha Crisp	Class D 5,000 Participants	Piedmont Park November 18-20, 2021
<p>This is a 1st time event. Founded in Jacksonville, FL with great success. No issues at event. Ages range from 1 years old. Celebrities have attended and made the news in FL. Largely supported. This is not political or a protest. Just a walk run to support black lives. BLM5k.com</p> <p>NPU-F Action: Motion by Kay Stephenson second by Rich Sussman carries by a vote of 256 in favor 10 opposed 3 abstentions.</p>		

Reminders:

-NPU support or opposition is important but remember that the LRB and the Mayor are restrained by the somewhat convoluted alcohol licensing laws in the city, in the state and previous court decisions. What may seem cut and dry from reading the law isn't necessarily so

Alcohol License Applications (LRB)

Name of Business	Property Address	Request
Pielands William J. Streck	1021 Virginia Avenue NE	New Business Restaurant
<p>Comments: Location previously Going Coastal Restaurant – 70% food sales to 30% alcohol sales hoping to open in November. Sunday – Wednesday 11am – midnight Thursday – Saturday 11am – 1am</p> <p>NPU-F action: Motion by Jane Rawlings seconded by Kay Stephenson to approve: Carries by a vote of 353 in favor 5 opposed 2 abstentions</p>		
DT Studios Terence Thomas	415 Plasters Avenue	New Business Event Center
<p>Comments: Terence Thomas has been in Atlanta 8 years and needs new space for services the company offers. Events such as bat mitzvahs and graduations. Needs to serve alcohol during events.</p> <p>Armed security at site- off duty APD officers.</p>		

No cooking on site, just catered food and heated up at facility.
 Occasionally live entertainment- singing groups or DJs and it depends on the event.
 Church – distance doesn't require
 Major nights to serve alcohol is weekends and weekly. Neighbors found Instagram postings that indicated that entrance fees included beverages for adult events.

NPU-F action: Motion by Jane Rawlings seconded by Kay Stephenson to approve.
 Does not carry by a vote of 62 in favor 270 opposed 11 abstentions

Motion to Deny by Alex Wan 2nd by Rich Sussman carries by a vote of 298 in favor 10 opposed and 8 abstentions. Reason: Application does not match intent of use.

Street Bistro Jongah Kong	2184 Cheshire Bridge Road NE	Adding Liquor Restaurant
<p>Comments: We have a beer and wine license when purchased the restaurant. We are changing the model to add liquor license and change to tablecloth with dinner.</p> <p>NPU-F action: Motion by Jane Rawlings and seconded by Kay Stephenson to deny carries by a vote of 254 in favor 67 opposed abstentions. Street Bistro under investigation for after hours sale of liquor. Due Cause hearing is expected.</p>		
Octopus Kitchen and Bar Muhammet Erkek	1551 Piedmont Road NE	Change of Ownership Restaurant

Comments: Operation hours from 11am – 11pm. Currently operating under temporary license from the Chief of Police for 120 days.

NPU-F Action: Motion by Jane Rawlings seconded by Kay Stephenson to deny carries by a vote of 428 in favor 4 opposed and 2 abstentions

MATTERS FOR REVIEW AND COMMENT

Alcohol License Applications (LRB) – [Review and Comment](#)

Name of Business	Property Address	Request
King of Pops Nicholas J. Carse	675 Ponce de Leon Avenue (NPU-M)	New Business Open Air Café

Comments: No comments

Zoning Review Board Applications (ZRB)

Z-21-84 1845 Haygood Drive NE
 Applicant seeks to rezone the 6.4 acre property from the R-4 (Single-family residential, minimum lot size .21 acres) zoning designation to the O-I (Office-Institutional) zoning designation for the construction of a graduate housing facility. [SITE PLAN](#), [SURVEY](#), [LANDSCAPE PLAN](#)

NPU-F Action: Motion by Jane Rawlings seconded by Kay Stephenson to approve with conditions (see conditions following CDP description):

Carries by a vote of 39 in favor 2 opposed and 1 abstention.

Text Amendments – Comprehensive Development Plan

[CDP-21-52](#)

An Ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located AT 1845 Haygood Drive, 1854 North Decatur Road, 1848 North Decatur Road, 1931 North Decatur Road, 1945 Ridgewood Drive, 1949 Ridgewood Drive, 1955 Ridgewood Drive, 1959 Ridgewood Drive, 1965 Ridgewood Drive, 1971 Ridgewood Drive, 1977 Ridgewood Drive, 1981 Ridgewood Drive, 1987 Ridgewood Drive, 2001 Ridgewood Drive, 2005 Ridgewood Drive, 1785 Haygood Drive, 1791 Haygood Drive, 1795 Haygood Drive, 1799 Haygood Drive, 1803 Haygood Drive, 1809 Haygood Drive, 1815 Haygood Drive, 1821 Haygood Drive, 1825 Haygood Drive, 1831 Haygood Drive, 1837 Haygood Drive from the single family residential Land Use Designation to the Office Institutional (O-I) Land Use Designation (Z-21-084).

1845 Haygood Drive, 1854 North Decatur Road, 1848 North Decatur Rd, 1931 North Decatur Rd, 1945 Ridgewood Drive, 1949 Ridgewood Drive, 1955 Ridgewood Drive, 1959 Ridgewood Drive, 1965 Ridgewood Drive, 1971 Ridgewood Drive, 1977 Ridgewood Drive, 1981 Ridgewood Drive, 1987 Ridgewood Drive, 2001 Ridgewood Drive, 2005 Ridgewood Drive, 1785 Haygood Drive, 1791 Haygood Drive, 1795 Haygood Drive, 1799 Haygood Drive, 1803 Haygood Drive, 1809 Haygood Drive, 1815 Haygood Drive, 1821 Haygood Drive, 1825 Haygood Drive, 1831 Haygood Drive, 1837 Haygood Drive

Druid Hills Report:

Motion to approve by Jane Rawlings and seconded by Barry Baker
28 In favor 1 opposed 2 abstentions

**Druid Hills Civic Association
Position Statement on the
Emory Graduate Student Housing Project in Haygood Triangle 2021-09-16**

On the condition that Emory University takes the following steps to mitigate negative impact on the surrounding neighborhood, we do not oppose the proposed Graduate Student Housing Project at Haygood Triangle:

1. Scaling/Massing/Greenspace

1A. Redesign the south building to remove the courtyard “wings,” with the exception of the first-floor coffee shop on the east edge of the courtyard, to open the south courtyard space toward the residences to the south and to remove approximately fifty feet of the building frontage along the North Decatur Road setback.

1B. Provide landscape design along North Decatur Road to mask and diminish the impact of the five-story building upon the adjacent residences.

1C. If redesign of the south building is required for any reason, commit that the massing and frontage along North Decatur Road will not be greater than the design in 1A.

2. Congestion/Safety

2A. Add additional signaled north-south pedestrian crosswalks to the intersections of North Decatur Road with Haygood and Ridgewood (in cooperation with DeKalb County).

2B. To allow for safe pedestrian access to and from the intersections noted above, make improvements to the sidewalks on the eastbound side of North Decatur Road to add ADA compliant ramps at all streets in between.

2C. Work with DeKalb County to improve vehicular, pedestrian and bicycle safety conditions at the North Decatur Road / Haygood Drive intersection.

2D. Maintain Ridgewood as one-way.

2E. Designated location(s) for:

- rideshare
- package drop-off
- scooters

3. Parking

3A. Tenant lease agreement to include agreement that tenants and guests park only in designated spaces. 3B. Deck to be used for on-site resident parking only (except designated visitor and high school spaces). 3C. Nearby overflow lot for after-hours parking.

3D. Parking enforcement in cooperation with residents and DeKalb Co.

4. Trees

4A. Save as many healthy, native overstory trees on-site as possible.

4B. Replant native overstory trees (nearby on campus, nearby in neighborhood, wherever).

5. Construction

5A. Designated point of contact at Emory University during all phases of construction.

6. Storm Water Management

6A. As homes along N. Decatur Rd. are downhill from the Haygood Triangle property, take additional steps to direct water from the southern portion of the property into drainage systems away from N. Decatur Road.

6B. Given the increasing frequency of large rainfall events, retain as much stormwater on site as is practicable and provide flood protection so as not to exacerbate flooding of nearby homes and to prevent any unnecessary discharge of pollutants into the surrounding watershed.

7. Facility Use

7A. Commit that all project buildings will never be used for undergraduate student housing.

NPU-F Action: Motion by amend the CDP by Kay Stephenson seconded by Rich Sussman carries by a vote of 44 in favor 2 opposed 1 abstention

Druid Hills straw vote: 4 in favor 1 opposed 0 abstentions

Text Amendments – Zoning Ordinance

Legislation

[Z-21-74 \(Amended\)](#) - **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. [AMENDED FACT SHEET](#)

Presentation by DCP on changes to legislation NPU vote to be taken in October.

PUBLIC NOTICES AND ANNOUNCEMENTS

Provided for informational purposes. Votes/comments are neither required nor expected.

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 has posted a 2nd draft of *Plan A* for public review and comment online at <https://www.atlcitydesign.com/2021-cdp> and at 15 libraries and community recreation centers. The 2nd round of public review and comment will end on August 27th. A 3rd 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 27th at 6pm. City Council will adopt the CDP by October 31, 2021. For additional information please email cdp2021@AtlantaGa.Gov.

2022 NPU Bylaws must be submitted by September 30, 2021. There shall be no restrictions on a resident's right to vote on Bylaws.

11. Old Business

12. New Business

- Proposed By-Law and Policy Sheet Revisions Approval

Proposed NPU Policy Sheet changes:

1. **Section IV:** *Change order of Voting Matters on agenda, moving up Zoning Matters (BZA, ZRB, CDP), License Review Board applications and Special Events*

Rationale: Changing the order of the agenda will allow citizens who are present only for their zoning applications to leave the meeting ahead of hearing lengthy reports and presentations.

2. **Section XII:** Modify language in the NPU-F Retention Policy to refer to online archives and state that documents will be made available on request if not available or searchable on the website.

Rationale: Some document storage has been moved to non-website archives because of size limitations and to provide options other than Google Drive.

3. **Section XIII.** Added language on electronic process for verifying NPU-F residency for voting purposes. New language added:

- Members desiring to vote during a virtual meeting shall register in advance and provide an electronic copy of reasonable proof of residency. Proof must be received prior to twelve noon on the day of the meeting. Those who have registered but not provided proof may vote provisionally. For provisional votes, proof must be provided within 24 hours of the meeting.

Rationale: Many of the issues on the NPU agenda impact neighborhoods outside the NPU-F boundaries. Often non-residents are present to represent their interests. The use of online meetings has made it difficult to verify residency as people enter the meeting, similar to what is done at in-person meetings. This process has been successfully used for about 10 months and only requires that proof be required annually. While clunky, it has ensured that only the votes of residents of NPU-F are counted on significant or controversial issues.

Proposed NPU By-law changes:

- 4. Article I:** Modified the description of the Emory/CDC area which annexed into the City of Atlanta in 2018.

Old language:

In addition, the northern districts of the Druid Hills neighborhood (which include the Emory/CDC area which annexed into the City of Atlanta in 2018) is incorporated into the boundaries of NPU-F.

New language:

In addition, the Emory/CDC area (which annexed into the City of Atlanta in 2018) is incorporated into the boundaries of NPU-F.

Rationale: Clarification of the area which annexed into the City of Atlanta and does not include any residents of the Druid Hills neighborhood. (consistent with #6)

- 5. Article XII:** Changed “shall” to “may” requiring the chair to appoint a parliamentarian, Also changed the language specifying the Parliamentarian to be timekeeper.

New language:

The procedures and rules of NPU-F meetings shall be guided by the current edition of *Robert’s Rules of Order*. A Parliamentarian **may** be appointed by the Chairperson of NPU-F to serve until the appointment and qualification of his/her successor and shall be considered a member of the Executive Committee. The **Chair may appoint a timekeeper** during presentations which are restricted by time limits.

Rationale: The change from “shall” to “may” is consistent with Roberts Rules of Order which does not require a Parliamentarian. Changing the language to allow the chair to select a timekeeper that is not the Parliamentarian provides more flexibility when needed.

- 6. AREAS OF INTEREST**
Emory/CDC Area and Druid Hills households

New language:

The Emory/CDC Area is defined by the boundaries that were **legally** added into the City of Atlanta on 1/1/2018 and includes the area that the Druid Hill Civic Association designates as Districts 6, 7 and 8.

Rationale: Removes reference to Druid Hills neighborhood since this section is exclusively Emory University and the CDC Area. (consistent with #4)

NPU-F Action:

Vote to approve revised Policy Sheet: move to accept changes by Rich Sussman and 2nd by Kay Stevenson carries by a vote of 27 In favor 0 opposed 0 abstentions

Vote to approve revised By-Laws: move to accept changes by Rich Sussman 2nd by Kay Stephenson carries by a vote of 20 In favor 0 opposed 0 abstentions

11. Adjournment

The meeting adjourned at 11:23 pm motion by Allison LeBreton 2nd by Jane Rawlings.