

NEIGHBORHOOD PLANNING UNIT – F



Monday, November 15, 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 7:03 pm
- Addition to agenda:
 - i. Under Old Business adding the Citizen Blended Tree Protection Ordinance letter

Motion to add carries without objections. No objections.

2. Approval of Minutes

Thanks to Aruna Narasimhan for taking the minutes last month. The October 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 John Wolfinger and carried by a vote of 31 in favor, none opposed.

3. Announcements

- Elections of NPU officers for 2022 will be held during New Business. A list of candidates is on the Consent Agenda. In addition, nominations will be taken from the floor.
- The LRB Hearing for Octopus Kitchen will be held tomorrow at 5 pm. NPU-F voted to deny this application by a vote of 428 – 10 two meetings ago. You are encouraged to attend, however the LRB only allows one person representing the NPU to speak. Jane Rawlings, Alcohol Permits chair will represent the NPU.
- On the Consent Agenda there is an announcement of a Public Hearing on November 30th for significant change to the Solid Waste fees. A summary

of the changes from the Deputy Clerk is attached. We'll be discussing this legislation later in the meeting.

- We are in desperate need of someone to take over our communications and technical support. For the last several years, We've been limping along using Google Contacts to track and communicate those on our mailing list and verified member list. Kay has been managing our website, uploading documents and doing minor maintenance. We've now exceeded Google's mailing limit and Kay and my technical expertise. If you are able to help us transition to the next step, please let Kay or me know.

4. Reports from City Departmental Representatives

<p>Atlanta Police Department</p> <p>Zone 2 – Major Andrew Senzer</p> <p>asenzer@atlantaga.gov</p> <p>Zone 6 – Major Peter Ries</p> <p>pjries@atlantaga.gov, Capt. H. Zenelaj hzenelaj@atlantaga.gov</p>	<p>Maj. Andrew Senzer APD Zone 2 asenzer@atlantaga.gov Captain H. Zenelaj APD Zone 6 hzenelaj@atlantaga.gov.</p> <p>Major Senzer gave a shout out to Public Works Sweet Team and Tracy Chambers for helping APD deal with issues surrounding tow companies in the Manchester area. On crime, Zone 2 has pushed the needle into the black. Car break ins are problematic but down. The Major mentioned the holiday clean car campaign and noted that a lot of guns have been stolen in zone 2. He'll share an update later on the robbery at Manchester.</p> <p>Captain Zenelaj noted that the Clean car campaign has been effective. He encouraged residents to store key fobs in a safe place. The APD is reviewing alcohol regulations at Loca Luna. There have been noise complaints from the community on Sunday nights.</p>
<p>APD Code Enforcement</p> <p>Delores Bryant</p> <p>Officer Lyles – In Rem manager</p>	<p>Jonathan Lowser represented code enforcement. The department's biggest success has been at 1944 Piedmont Avenue where the rebuild is in progress. No cases are currently at the compliance resolution level</p>
<p>ATL311</p> <p>Barbara Dougherty</p>	<p>ATL311 - Constance Harris - ATL311 is the Non-Emergency Call Center for City of Atlanta Services, and we are open Monday-Friday from 7am-7pm. You can contact us by:</p> <ol style="list-style-type: none"> 1. Dialing 3-1-1 inside city limits or (404)546-0311. 2. Visiting us online at www.ATL311.com. 3. Emailing us at ATL311@atlantaga.gov. 4. Downloading & reporting issues via our app by searching "ATL311" in your app store. 5. Sending us a message on Social Media. Just search "ATL311" on Twitter, Facebook, Instagram, Reddit, NextDoor, and YouTube <p>Sign up for COVID-19 emergency notifications by texting "ATLSTRONG" to 888777.</p>

	<p>PAD (Policing Alternatives and Diversions Initiative): To make a PAD Community Referral for non-emergency quality of life concerns related to mental health, substance use or extreme poverty, please call and press 1 when the automated voice asks if you would like to make a PAD Community Referral. PAD only accepts Community Referrals through the ATL311 phone line Monday-Friday, 7am-7pm. For more information visit www.atl311.com, Constance Harris, from the Office of the interim director represented ATL 311.</p> <p>John Wolfinger inquired about who to call for parking violations. 311 will forward the call. Another resident asked about traffic issues involving lane striping that had not been addressed.</p>
<p>Public Works Code Enforcement Officer Ferguson vferguson@atlantaga.gov , 678-221-8215.</p>	<p>Officer Ferguson stated that DPW is collecting yard debris on weekends and weekdays. Branches can be called in as bulk. Nanci Witte thanked DPW for their efforts. Officer Ferguson noted that there is no charge for 12 bulk pick ups per year.</p>

5. Comments from Elected Officials

<p>Councilmember Jennifer Ide</p>	<p>A resident thanked Jennifer Ide for representing District 6 and inquired about the status of the Boulevard and Monroe initiative. Jack White responded that contract work is supposed to begin in the next 4 months.</p>
<p>State Reps Park Cannon, Stacy Evans stacey@staceyevalns.com Olivia Buckner – Chief of Staff olivia@stacyevalns.com</p>	<p>Olivia Buckner noted that the special redistricting session resulted in new maps for Representative Evans and for House and Senate districts. More details will be known by end of November. A resident noted that all of NPU-F is in Rep Evans district which is very gerrymandered and heavily democratic. My email is olivia@staceyevalns.com if you need anything or have any questions. To read the most recent newsletter, please visit https://bit.ly/3wP1phW. If you would like to watch the Special Session, go to https://www.legis.ga.gov. To view an interactive map, visit: https://bit.ly/3kAyQjt. Please sign up for the newsletter, we try to really pack it with tons of information and you can always unsubscribe later if it is too much.</p>

6. Consent Agenda

Board of Zoning Adjustment

Application	Request	Recommendation
V-21-213 875 Glen Arden Way NE	Applicant seeks a special exception from the zoning regulations to 1) exceed the maximum height of a fence in the front yard and half depth front yard from 4 feet to 6 feet (along Glen Arden Way and Brookridge Drive) and 2) allow a privacy fence where one is otherwise prohibited.	VHCA: Defer
V-21-236 1972 Wellbourne Drive NE	Applicant seeks a variance from the zoning regulation to reduce the required south side yard setback from 10 feet to 7.4 feet in order to construct an addition onto an existing single-family residence.	MLPA: Approve

NPU-F Action: Motion by Rich Sussman 2nd by Rebekah Falkler to approve the Consent Agenda carries by a vote of 31 in favor, 0 opposed, no abstentions.

7. Matters for Voting

Alcohol License Applications (LRB)

Name of Business	Property Address	Request
Neighbor's Pub Jessica R. Ramsey	752 North Highland Avenue Restaurant	Change of Agent

Comments: Mindy Thompson's request to withdraw application was submitted to APD on November 15.

NPU-F Action: None required

The Buttery Linton S. Hopkins	2137 Manchester Street Specialty Food Shop	New Business
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Comments: Mindy Thompson Attorney and Linton Hopkins were present for applicant. Jane Rawlings noted that Buttery is a specialty food shop that also sells beer and wine. The location meets the distance requirements. Attorney Thompson attended MLPA meeting and they recommended approval.

NPU-F Action: Motion to approve application made by Jane Rawlings and seconded by Kay Stephenson carries by a vote of 36 ayes, 0 nays, 0 abstentions.

Board of Zoning Adjustment Applications (BZA)

V-21-221 1039 Reeder Circle NE Applicant seeks a special exception from the zoning regulation 1) allow active recreation in a yard adjacent to a street (High Point Place) in order to install a swimming pool in the side yard and 2)

exceed the maximum height of a fence in the front yard from 4 feet to 5 feet for the construction of a privacy fence in the front yard where it is otherwise prohibited.

MLPA Report: This is a unique property located between Reeder Circle and High Point Place. Two residences have been built side by side with the builder living in one of the two. The 5-foot fence is required with a pool and both homeowners want the fence. Zoning Committee Recommendation – Tentative Approval 4-0. Applicant was not available for the call. Neighbor support to be confirmed prior to MLPA meeting. MLPA Recommendation - Approve

Comments: Ron Heller was present for applicant. There's a new construction on the property. Impervious ratio is within acceptable limits. Rebekah Falkler noted the unique topography of the lot.

NPU-F Action: Motion to approve application made by Rebekah Falkler and seconded by Kay Stephenson carries by a vote of 29 ayes, 0 nays, 0 abstentions.

[V-21-275](#) 1729 Lenox Road NE

Applicant seeks a variance from the zoning regulations to 1) reduce the required south side yard setback from 10 feet to 6 feet (amended:8 feet), 2) increase the allowable cumulative floor area of all accessory buildings from 30 percent to 80 percent of the main structure in order to construct a new accessory building.

MLPA Report: Neighbor Support: Yes Comments: Zoned R-3. The existing house is 1800 SF so the garage would exceed the allowable area for a total of 66% of the existing house. The new structure will be 792 SF garage/workshop and 396 SF unfinished attic space above. including the new structure. Zoning Committee Recommendation – Approve 4-0 MLPA Recommendation - Approve

Comments: Pam Bullock represented the applicant. They worked with arborist to build a 2-car garage. The amended referral certificate has a 8 foot setback. MLPA recommended approval.

NPU-F Action: Motion to approve application **with the amendment to change the setback reduction from 10 feet to 8 feet** made by Rebekah Falkler and seconded by Jack White carries by a vote of 32 ayes, 0 nays, 0 abstentions.

[V-21-286](#) 1174 Cumberland Road NE

Applicant seeks a variance from the zoning regulation to reduce the required west side yard setback from 7 feet to 1 foot for the purpose of constructing a new detached garage.

MLPA Report: Neighbor Support: Yes, verbal. Is now asking for signed letters. Comments: The existing garage is 1 foot from the west side property line. We normally do not recommend approval for anything less than 3 feet but because this is replacing a structure and the neighboring properties have similar setbacks, the zoning committee recommends approval. Zoning Committee Recommendation – Approve 4-0 MLPA Recommendation - Approve

Comments: Garrett Coley was present for applicant. Applicant plans to demolish the existing garage which is non-conforming but new garage will also be non-conforming.

MLPA – recommended approval. Jack White noted that a non-conforming structure (likely illegally built) will be torn down and replaced with another non-conforming structure. Rich Sussman noted that the house was built when zoning rules were old.

NPU-F Action: Motion to approve application made by Rebekah Falkler and seconded by Jack White carries by a vote of 18 ayes, 11 nays, 0 abstentions.

Zoning Review Board Applications (ZRB)

Application

[Z-21-109](#) 674 Drewry Street NE

Applicant seeks to rezone the 1109 acre property from the I-1 (Light industrial) zoning designation to the MR-3-C (Multi-family residential, maximum floor area ratio of .696 conditional) zoning designation. [SITE PLAN](#), [SURVEY](#)

VHCA Report: no report

Comments: Brandon Burke represented the applicant. Property is owned by a homeowners association. There have been longstanding parking issues with the property in question and certain conditions that went with the original zoning. However, this rezoning application doesn't change the issues from 2008. Kay Stephenson noted the unfortunate nature of the situation but stated that it cannot be resolved in the context of this application. Rezoning has no impact on the current situation. An affected resident suggested that the HOA use purchased land to alleviate the situation. Adam Bane stated that the City was not inclined to enforce the rules because the properties were not rezoned at the time of building.

Carol Shunnarah made a motion to deny the rezoning application, Lora Martin seconded. Carried by a vote of 15 ayes, and 16 nays. Motion does not carry.

NPU-F Action: Motion to make no recommendation on the application made by Jack White and seconded by David Taylor Klaus carries by a vote of 26 ayes, 3 nays, 0 abstentions

8. Presentations - None
9. Planner's Report – Doug Young

Mr. Young noted that the 2021 CDP goes into effect. See below for links to CDP, NPU University and IDEAs lab.

Doug Young, Assistant Director, Office of Design, Historic Preservation Studio, dyoung@atlantaga.gov, 404-330-6702

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 or email cdp2021@atlantaga.gov

To register for ATL Zoning 2.0 idea lab visit <http://atlzoning.com/idealabs>

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

To stay informed, follow us on social media @npuatlanta

10. Neighborhood and Committee Reports

Lindridge Martin Manor	Rich Sussman noted that LMM held their annual meeting and elected 2022 officers. The bridge over the confluence of the north and south forks of Peachtree Creek will be opened in December.
Piedmont Heights	Bill Compton noted that PHCA held their annual meeting on November 7 and elected a new board.
Morningside Lenox Park	Marla Johnson reported that MLPA held their annual meeting and updated their bylaws. The new board will be seated January 1, 2022.
Virginia-Highland	The VHCA held two movie nights and a Toy Drive. The cutoff date for the Toy Drive is December 9.
Edmund Park	N/A
Emory/CDC area/ Druid Hills	N/A
Parks, Trees & Environment (Rich Sussman)	N/A
Education (Leah Matthews)	Leah Matthews is the incoming Education chair. Leah briefed the group on the proposed 4/5 academy at the old Inman school. Five final plans will be voted on. The plans were selected based on the ones deemed most fair for the entire cluster. The benefit of the 4/5 academy is that kids will come together early. New school won't be happening in 2022-23 school year. Inman school will be vacant for the 2022-23 school year.
Public Safety	N/A
Chair Report	<p>NPU-F is going to continue to meet virtually through the end of the year.</p> <p>I've been forwarding to neighborhood communications chairs the announcements from Public Works regarding solid waste and yard trimming pickup. Highlights include:</p> <ul style="list-style-type: none"> - If your yard trimmings have not been picked up in one week, call ATL311 - 2 more sites have opened up which will give crews closer options for dumping debris - The 2 landscaping companies that will be helping the city with pickup are now operational <p>Legislation changing the solid waste fees has been introduced to Council. A public hearing will be held on November 30th,</p>

	<p>I've put the notice of the Public Hearing in the chat as well as some analysis that I got from the deputy clerk's office.</p> <p>I received notice of approval of a buffer encroachment at 626 E Morningside. Appeals to the Commissioner of Watershed Management must be made within 30 days of the Technical Panel's determination which was on October 27. There is a current encroachment of 1,779 square feet into the 75 ft buffer and the proposed encroachment is 921 sq feet. Mitigation includes removal of some existing impervious within the buffer, removal of invasive species and revegetation. All work is inside the existing retaining wall of a former greenhouse.</p> <p>Please note the Public Notice at the end of the agenda requesting comments on the ActivateATL master plan, Comments are welcome through November 19th.</p> <p>APAB meets on Saturday and elections for 2022 officers will be held. I am not on the ballot.</p>
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13. Text Amendments - None

14. Old Business

- Citizen Blended Tree Protection Ordinance letter. There were conflicting views on the letter drafted by the Citizens Blended Tree Protection group. Some residents felt that while the letter is not perfect, it finds common ground and the NPU should support. Other residents were of the view that the NPU should go with the views of Trees Atlanta.

A motion to **not** support the Citizens Blended Tree Protection Ordinance letter was made by Kay Stephenson and seconded by Stephanie Coffin. The motions passed with 14 ayes, 5 nays, 0 abstentions, the motion carries.

Rich Sussman proposed an alternative motion to not support the Planning Department's draft.

NPU-F action: Motion to send letter to City Council made by Rich Sussman 2nd by Kay Stephenson carries by vote of 19 ayes 0 nays 0 abstentions.

15. New Business

- 2022 NPU Election of Officers (conducted by Doug Young)

Chair	*Debbie Skopczynski (VH)
Vice-chair	*Kay Stephenson (VH)
Co-Secretaries	*Aruna Narasimhan (EP) and *Carol Shunnarah (VH)
Zoning Chairs	Rebekah Falkler (MLP) and Jack White (VH)
Alcohol Licensing Chair	*Jane Rawlings (LMM)
Public Safety Chair	Kay Stephenson (VH)
Parks, Trees & Environment Chair	*Rich Sussman (LMM)
Education Chair	Leah Matthews (VH)
	*Incumbent

Are there any nominations from the floor? NO

Motion to support slate of candidates made by Kay Stephenson, 2nd by Rich Sussman carries by 23 ayes, no nays. Debbie Skopczynski thanked new and returning officers.

- Aidan Caldwell shared a Virginia Highland neighborhood concern about the fence around the Georgia Power property on the 600 block of VA Avenue. Meeting attendees suggested the he meet face to face with GP. Alternatively, he can talk to VHCA board members and get in touch with Georgia Power.
- NPU Vice Chair Kay Stephenson discussed legislation from City Council on solid waste fees. A separate fee of \$120 is being proposed for recycling. There will be a charge to pick up trash bags after volunteer clean ups. The legislation is being pushed through without neighborhood consultation and solid waste bills may increase substantially. Feedback needs to be provided to Councilmember Ide. The opportunity for public comments has been limited. Part of the waste bill is calculated based on assessment of property so bill would go up significantly if home assessment increases.

16. Adjournment

The meeting was adjourned at 9:39 pm. Kay Stephenson moved to adjourn and Rich Sussman seconded. No objections.

PUBLIC NOTICES AND ANNOUNCEMENTS

Department of Parks and Recreation: Activate ATL

The Department of Parks and Recreation will begin the public comment period for the Activate ATL: Recreation and Parks for All Comprehensive Master Plan. The plan is available for review online at <https://www.activate-atl.AtlantaGA.com>. Activate ATL is a comprehensive parks and recreation system plan that provides recommendations for provision of facilities, programs and services; parkland acquisition and development; maintenance and operations; and administration and management over the next ten years. Comments are welcome through November 19th. Activate ATL will be presented during the CDHS Quarterly CDP Public Hearing on November 29th. Send comments via the website, email to activate-atl.com or by U.S. mail to: Tara Buckner, Activate ATL Project Manager, Department of Parks and Recreation, 55 Trinity Avenue SW, Atlanta 30303.

Campaigning by Elected Officials & Candidates

Campaigning at NPU meetings is strictly prohibited by the City of Atlanta's Code of Ordinances.

Sec. 6-3019 Prohibition of Political Forums

"Neighborhood planning unit meetings shall not be used for political forums or campaigning for city, county, state, or federal elections.

Examples of campaigning could include, but not be limited to:

- Introduction of elected officials as political candidates in upcoming elections;
- Distributing campaign materials and literature; and
- Conducting either of the above in City Hall, its rooms or offices.

Please contact Leah LaRue at 404.546.0159 or llarue@atlantaga.gov with any questions or concerns.