

# NEIGHBORHOOD PLANNING UNIT – F



Monday, March 21, 2022 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](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

Motion to adopt the agenda made by Kay Stephenson 2<sup>nd</sup> by Rich Sussman carries with no objections.

## 2. Approval of Minutes

Thanks to Aruna Narasimhan for taking the minutes last month. The February 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 moved by Rich Sussman and seconded by \_\_\_\_\_ and carries by voice vote with no objections.

## 3. Announcements

There are calendar dates for meetings to be held this week on the Consent Agenda. The first public meeting to discuss revisions to the Beltline SubArea 6 master plan is tomorrow night (March 22) at 6:30 PM. If you have concerns or input to future development along our section of the Beltline, please participate in this and future meetings. DPW is surveying residents and businesses on rate changes to solid waste fees. They are offering \$100 for attending a meeting on March 23. NPU residents can drop a note in the chat to register for the meetings.

4. Reports from City Departmental Representatives

<p><b>Atlanta Police Department</b>  <b>Zone 2 – Major Andrew Senzer</b>          asenzer@atlantaga.gov  <b>Zone 6 – Major Peter Ries</b>          pjries@atlantaga.gov,</p>	<p>Capt. J.K. Smith, Atlanta Police Department, Zone 2, <a href="mailto:jksmith@atlantaga.gov">jksmith@atlantaga.gov</a> – crime statistics have improved. Increased resources are being devoted to crime fighting in Zone 2 and they are coordinating with Zone 6 on coverage. The HIT team has been working on DUIs and traffic issues. The alleged perpetrator in the Home Depot case has been arrested and has an extensive criminal record back to 1974. Zone 2 helped GBI with a crime from South Carolina. Beat 212 has a good record on crime prevention and several individuals with extensive criminal records have been arrested. Captain Smith reminded residents and businesses to register their cameras with the crime fighting center.</p> <p>Residents are concerned about street racers. APD has to comply with internal policies on chasing. Captain Smith offered to help MLPA locate additional camera footage on vandalized cars.</p> <p>Capt. Pete Malecki Atlanta Police Department Zone 6, <a href="mailto:pmalecki@atlantaga.gov">pmalecki@atlantaga.gov</a>. Zone 6 is doing joint details with Zone 2. The zone has broken even on crime stats for this year. Homicides are up. One person from the Beltline homicide is still at large. Gas tank driller has been arrested. Property crimes continue to be an issue.</p>
<p><b>Pre-Arrest Diversion</b>  <b>Moki Macias</b></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 <a href="http://www.atlantapad.org">www.atlantapad.org</a> or email <a href="mailto:infor@atlantapad.org">infor@atlantapad.org</a></p> <p>The PAD representative could not respond specifically to PAD outreach in LMM. There is a lot of activity around the City.</p>
<p><b>APD Code Enforcement</b>          Delores Bryant          Officer Lyles – In Rem manager</p>	<p>Officer Parham with Code Enforcement contact info - 404-295-6045 or email <a href="mailto:tparham@atlantaga.gov">tparham@atlantaga.gov</a></p>
<p><b>Officer of the Solicitor</b></p>	<p>Sharon Dickson prosecutes code enforcement violations. The environmental case involving a</p>

	stream buffer is being brought into compliance and a fine will be levied. In response to a resident's question, Ms Dickson responded that the daily docket is not available online.
<b>ATL311</b> Barbara Dougherty Constance Harris – customer service	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: <ol style="list-style-type: none"> <li>1. Dialing 3-1-1 inside city limits or (404)546-0311.</li> <li>2. Visiting us online at <a href="http://www.ATL311.com">www.ATL311.com</a>.</li> <li>3. Emailing us at <a href="mailto:ATL311@atlantaga.gov">ATL311@atlantaga.gov</a>.</li> <li>4. Downloading &amp; reporting issues via our app by searching "ATL311" in your app store.</li> <li>5. Sending us a message on Social Media. Just search "ATL311" on Twitter, Facebook, Instagram, Reddit, NextDoor, and YouTube</li> </ol> Sign up for COVID-19 emergency notifications by texting "ATLSTRONG" to 888777.□
<b>Public Works Code Enforcement</b> Officer Ferguson <a href="mailto:vferguson@atlantaga.gov">vferguson@atlantaga.gov</a> , 678-221-8215.	Ms Ferguson reported that there are no changes to the Solid Waste schedule, crews are working normal hours.

5. Comments from Elected Officials

Councilmember Alex Wan Alex Wan, <a href="mailto:awan@atlantaga.gov">awan@atlantaga.gov</a> , 404-330-6049	Councilmember Wan reported that the contract for the Cheshire Bridge Road bridge will be signed this week. AGL has closed the road at Piedmont and Pelham; the work is expected to take 3 months. Mr Wan convened a meeting with APD, GDOT, etc. regarding the homeless situation at Sidney Marcus and I85. Service providers need more time to make alternative arrangements. Mr Wan chairs the ATAG group that's working on alcohol code reform. The work will take 6 to 12 month process and will review the process from intake of applications to neighborhood review, and LRB approval. He noted that the license process should better work for all stakeholders. The redistricting process for city council has begun. District 6 is second largest among council districts and will need to shift 8,000 residents to other districts as part of redistricting process.
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	An NPU resident inquired about the LRB – who appoints members and who are they accountable to? Members are appointed by the Mayor and accountable to the Mayor. The request for a traffic light at Wildwood and Lenox has been sent to ATL DOT. The “No left turn” sign at Lenox and Cheshire Bridge can't be taken down but Mr Wan will speak to APD about relaxing restrictions while the Cheshire Bridge Road bridge is out. The state legislature is looking into rules requiring COA to meet in person. A resident suggested that ATAG rulemaking should specify the context of decisions.
Others –	Jordan Kemp- City Council President's Office. Email: JKemp@atlantaga.gov. Phone: 470-650-8970 Doug Shipman's Chief of Staff.

6. Consent Agenda

**Special Events Applications**

Event Name/Organizer	Class Event/Participants Event Location and Date	Recommendation
CHOA Strong4Life Superhero 5K & Fun Run Skip Breeser	Class E/1,500 Participants Piedmont Park June 4, 2022`	Support
Persian Community Festival 2022 Randall Fox	Class E/1,999 Participants Piedmont Park May 21-22, 2022	Withdrawn
15th Annual Atlanta HBCU Alumni Alliance 5K Run/Walk Erin Thomas Rowell	Class D/3,000 Participants Piedmont Park June 25, 2022	Support

**Board of Zoning Adjustment (BZA)**

Application/Address	Request	Recommendation
V-21-299 626 East Morningside Dr NE	Applicant seeks a variance from the zoning regulation to 1) reduce the required west side yard setback from 7 feet to 3 feet, 2) increase the height of an accessory structure from 20 feet to 24.5 feet and 3) increase the maximum total floor area of an accessory structure from 30 percent of the main structure to 53 percent of the main structure in order to construct two accessory structures (garage/carriage house and a pool pavilion)	Defer at the request of the applicant

***NPU-F Action: Motion by Jane Rawlings 2<sup>nd</sup> by Kay Stephenson to approve the Consent Agenda carries by a vote of 26 in favor, 0 opposed, no abstentions.***

7. Matters for Voting

**Special Event Applications (MOSE)**

Event Name	Class/Participants	Event Location
<b>AJC Peachtree Road Race</b> Jennie Coakley	Class A 65,000 Participants	Piedmont Park July 4, 2022

Comments: Applicant is present. Going back to “normal” race this year. It will be a one day event on July 4 and all City Covid guidelines will be followed.

**NPU-F Action:** Motion to support made by Kay Stephenson and 2<sup>nd</sup> by Rich Sussman carries by a vote of 29 ayes to zero nays.

<b>Virginia Highland Porchfest</b> Robert Frazer	Class D 5,000 Participants	John Howell Park May 14, 2022
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Comments: Rob Frazer present for the applicant. It is a one day event sponsored by the VAHI District Association. It will include live band performances and food trucks. Chris Clark will provide security

**NPU-F Action:** Motion to support made by Kay Stephenson and 2<sup>nd</sup> by Alexandra Balzer carries by a vote of 30 ayes to zero nays

<b>Georgia Vegfest</b> Helene Greenverg	Class D 5,000 Participants	Piedmont Park October 30, 2022
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Comments: It was formerly Atlanta Vegfest. It is the 11<sup>th</sup> year for this all vegan festival.

**NPU-F Action:** Motion to support made by Kay Stephenson and 2<sup>nd</sup> by Rich Sussman carries by a vote of 27 ayes and 3 nays.

**Alcohol License Applications (LRB)**

Name of Business	Applicant	Property Address	Request
<a href="#">Club Platinum</a>	Stephen Maurice Bynum	1905 Piedmont Road Nightclub	Change of Ownership

Comments: Application deferred until next month.

**NPU-F Action:** Motion to defer made by Jane Rawlings 2<sup>nd</sup> by Kay Stephenson carries by voice vote with no objections.

<a href="#">Sequel 2.0</a>	Woubalem Worku	1086 Alco Street NE\ Bar	Change of Ownership & Change of Agent
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Comments: LMMNA reviewed the application. The bar meets size, distance and parking space requirements. The attorney, Hakim Hilliard, noted that the applicant will operate the business as it has historically. They will be aware of illegal parking on Alco.

**NPU-F Action:** Motion to recommend approval made by Jane Rawlings and 2<sup>nd</sup> by Kay Stephenson carries by a vote of 22 ayes and 2 nays

## Board of Zoning Adjustment Applications (BZA)

### [V-22-18](#) 847 Ponce de Leon Place NE

Applicant seeks a variance to reduce the half-depth front yard setback from 17.5 feet to 11 feet 6 inches, the rear yard setback from 15 feet to 12 feet and a special exception to allow active recreation (swimming pool) in a yard adjacent to a street.

VHCA Report: Applicant was represented by Hugh Tully. VHCA recommends approval. There are no tree issues or stormwater issues.

**NPU-F Action:** Motion to recommend approval made by Jack White and 2<sup>nd</sup> by Rebekah Falkler carries by a vote of 20 ayes and zero nays.

### [V-22-23](#) 1987 Wellbourne Drive NE

Applicant seeks a variance to reduce the rear yard setback from 20 feet to 14 feet to increase the lot coverage from 40 percent to 49.62 percent.

**MLPA Report:** Lot is zoned R-3 but should be an R-4. Property backs up to new residential development on Cheshire Bridge. All neighbors are supportive. Zoning committee and MLPA Board recommended approval.

Grant Davies and Nina Gentry were on the call for the applicant. Applicant wishes to install a free standing accessory structure. The lot coverage and setback exceed requirements for R3 lots. Both issues are not required for R4 lots.

**NPU-F Action:** Motion to recommend approval made by Rebekah Falkler and 2<sup>nd</sup> by Jack White carries by a vote of 20 ayes and 0 nays.

### [V-22-29](#) 865 Arlington Place NE

Applicant seeks a variance to reduce the north side yard setback from 7 feet to 3 feet 9 inches and to increase the percentage of the garage on the ground floor from 35 percent to 38.7 percent.

VHCA Report: Pam Bullock (for applicant) stated that her client wants to build a garage and screen porch. VHCA approved the variance.

**NPU-F Action:** Motion to recommend approval made by Jack White and 2<sup>nd</sup> by Rebekah Falker carries by a vote of 19 ayes and zero nays.

### [V-22-31](#) 1018 Reeder Circle NE

Applicant seeks a variance to reduce the half-depth front yard setback from 17.5 feet to 10.75 feet and a special exception to increase the height of a privacy fence (more than 50 percent opaque) in the half-depth front yard setback from 4 feet to 6 feet.

MLPA Report: No trees destroyed. Fence replaces an existing fence. Has neighbor support. Zoning Committee recommends approval, MLPA Board recommends approval.

Adam Stillman represented applicant who wishes to construct an addition to the back of the house. MLPA approved the variance.

**NPU-F Action:** Motion to recommend approval made by Rebekah Falkler and 2<sup>nd</sup> by Jack White carries by a vote of 19 ayes and zero nays.

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

NPU University program is offering classes on Parliamentary Procedures and other topics. The Capital improvements section of the CDP will kick off soon. The short term rental ordinance went into effect on March 1 effective; a City license is required for rentals.

-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>.

-To read Plan A (The 2021 Comprehensive Development Plan), visit [atlcitydesign.com/2021-cdp](http://atlcitydesign.com/2021-cdp).

-For more information about Capital Improvements Element visit <https://www.atlantaga.gov/government/departments/city-planning/2021-2025-cie-update>.

-If you're interested in using your primary residence as a short-term rental or for more information, visit [www.atlantaga.gov/shorttermrental](http://www.atlantaga.gov/shorttermrental).

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

-To stay informed, follow us on social media @npuatlanta

-To join our mailing list, email us at [npuatlanta@atlantaga.gov](mailto:npuatlanta@atlantaga.gov)

10. Neighborhood and Committee Reports

<b>Lindridge Martin Manor</b>	February party in Armand Park was cancelled and will be rescheduled. The board will continue to meet via Zoom
<b>Piedmont Heights</b>	No report

<b>Morningside Lenox Park</b>	MLPA board is meeting via zoom. The board will use a hybrid model and meet in person in May. MLPA schedule for events, concerts etc are on website.
<b>Virginia-Highland</b>	VHCA is still meeting virtually. Summerfest is coming up.
<b>Edmund Park</b>	No report
<b>Emory/CDC area/ Druid Hills</b>	No report
<b>Parks, Trees &amp; Environment (Rich Sussman)</b>	Trees ATLANTA is having a native plant sale in April. UGA professors remind residents that plants should go in soil only when temperatures are above 65. The website for the UGA weather stations is  <a href="http://www.georgiaweather.net/">http://www.georgiaweather.net/</a>  Gwinnett Tech grows vegetables for sale to public.
<b>Education (Leah Matthews)</b>	APS rezoning for Midtown cluster has been revisited. No 4/5 academy is on the table. Rather 2 scenarios are in play – a brand new elementary school in the old Inman building and splitting SPARK into 2/3 and 4/5 in the Inman building.  <a href="mailto:leah.kelly05@gmail.com">leah.kelly05@gmail.com</a>
<b>Public Safety</b>	Kay Stephenson reported that the mayor and APD want to reconstitute courtwatch. It may kick off again in June.
<b>Chair Report</b>  -	The Community Impact Grants proposal was submitted by the March 4 <sup>th</sup> deadline ... thanks to the neighborhood project managers for working with me to get it pulled together. The committee that will be reviewing the applications meets this week and we should receive an award letter in the beginning of April.  I attended a Stakeholders meeting for the Beltline SA6 master plan review. The meeting was primarily to share what reference information – mostly the master plans for impacted neighborhoods -- was gathered to provide a foundation for review and a description of the process. I asked that they include the CDP NPU policies for NPU-E and NPU-F.  This is the time of year when Annual Financial Disclosures need to be filed with the Ethics



	<p>Department. COA employees, Elected officials and board and commission members are required to complete the disclosure. Kay as NPU Vice-Chair, ATAG 3 member and APAB delegate and me as NPU chair, APAB Alternate and immediate past APAB president were required to complete the disclosures.</p> <p>APAB met on Saturday. It was announced that APAB, as an official City Board, is to begin in-person meetings in April. The planning department is offering 4 NPUs the opportunity to experiment with hybrid meetings (in-person and virtual) using technology provided by the City.</p> <p>I've sent a note last week to Hillside asking if they would be open to NPU-F returning sometime in the future. Having in-person meetings is at the discretion of the NPU and I have 2 poll questions to get a sense of the body. In the meantime, we will continue to meet virtually until further notice. The results of the poll are as follows:</p> <p>1.Should NPU-F meet in-person, via Zoom or other virtual app, or offer an option for attendees?</p> <p>Zoom or other virtual app -10 votes (55.5%)  Hybrid (in-person and virtual if equipment is available)- 8 votes (44.4%)  In-person - no votes</p> <p>2.Are you more likely to attend a meeting in person or using a virtual app?  Zoom or other virtual app – 18 votes(100%)  In-person – no votes</p>
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- 11. Text Amendments – None
- 12. Old Business – None
- 13. New Business – None
- 14. Adjournment

The meeting was adjourned at 9:02 pm. Motion by Kay Stephenson, 2nd by Rich Sussman