

NEIGHBORHOOD PLANNING UNIT – F



Monday, May 16, 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

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 7:05 pm
- The participants did not suggest any items to be added to the agenda. Kay Stephenson moved to adopt the agenda and Rich Sussman seconded the adoption. Motion to adopt the agenda was approved by voice vote.

2. Approval of Minutes

Thanks to Carol Shunnarah for taking the minutes last month. The April 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 Kay Stephenson and seconded by Rich Sussman and carries by voice vote with no objections.

3. Announcements

- Beltline Sub-Area 6 Master Plan Workshop – ABI is collecting input on the update to the SA6 Master Plan. There are 2 ways --attend one of their workshops to have your questions answered and provide input. Also, they have an interactive website where you can provide location specific comments. A flyer is in the Chat and you can find additional info on the Consent Agenda.
- City of Atlanta Budget Hearings have started. A copy of the schedule has been uploaded in the chat. Likewise, MARTA is holding budget hearings. The last one is tomorrow night at Decatur Library.



4. Reports from City Departmental Representatives

<p>Atlanta Fire Department Station 19 North Highland, Station 29 Monroe Drive Battalion Chief Derek Harris</p>	<p>Chief DeBerry stated that 26 recruits graduated and an additional 113 are in training in EMS and firefighting areas. Spring hydrant checks are being done. He reminded residents to be aware of heat related emergencies.</p>
<p>Atlanta Police Department Zone 2 – Major Allen Mitchell aamitchell@atlantaga.gov Zone 6 – Major Peter Ries pjries@atlantaga.gov,</p>	<p>This is the Major's fourth stint in zone 2. The Zone is down 18% in violent crime. All crimes are down except for car break ins. Half of all crimes are car break ins. There was a carjacking incident at Club Allure which is going through the due cause process. The hearing is set for July 12.</p> <p>Captain Peter Malecki. APD Zone 6 Pmalecki@atlantaga.gov Assistant Commander. A significant arrest has been made with respect to car break ins. A group of young men who broke into multiple cars have been arrested. Another has been arrested for entering vehicles. Two officers have been added to the bicycle patrol unit and APD has increased its presence in City parks and is patrolling parking decks.</p>
<p>Pre-Arrest Diversion</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 ATL311 at 404-546-0311 and press option 1 for Supportive Services- PAD Community Referrals. PAD only accepts Community Referrals through the ATL311 phone line Monday-Friday, 7am-7pm. For more information visit www.atlantapad.org or email info@atlantapad.org.</p>
<p>ATL311</p>	<p>Constance Harris, executive assistant to the Commissioner represented ATL311. In response to a question from a resident Ms Harris responded that broken sidewalks can be reported to ATL311 and DPW will assign a case number. Another resident noted that the City ordinance regarding sidewalks is confusing. The City will repair hazardous sidewalks only if the issue is caused by roots from a City tree; all other sidewalk repairs are the responsibility of the homeowner. Another resident reported that the</p>

	area behind Neighbors Bar was a mess. Signs are torn up and a contractor has dumped debris.
Public Works Code Enforcement Officer Ferguson vferguson@atlantaga.gov , 678-221-8215.	Yard debris needs to be reported to 311 if not picked up.

5. Comments from Elected Officials

Councilmember Alex Wan Alex Wan , awan@atlantaga.gov , 404-330-6049	Not present
State Reps Park Cannon, Stacy Evans stacey@staceyevans.com Kennedae – Chief of Staff olivia@staceyevans.com	Kennedae, Chief of Staff for Rep Evans joined the call kennedie@staceyevans.com
Others –	Jordan Kemp was on the call for Council President Doug Shipman. Council President Shipman and Councilmember Wan will attend a “Cocktails and Conversation” event at the Distillery of Modern Art on May 18 at 7:30 pm.

6. Consent Agenda

Board of Zoning Adjustment

Application	Request	Recommendation
V-22-66 654 Kimberly Ln NE	Applicant seeks a variance for active recreation (swimming pool) adjacent to a street.	Deferred at the request of the applicant (reviewing revised plans with neighbors)

Special Events

Event Name/ Applicant	Class/ # Participants	Event Location/ Date	Recommendation
SMART Community Fair Brenda Banks Applicant Not Present	Class E/ 500 Participants	Piedmont Park -Meadow July 10, 2022	Applicant not present

New Event			
Freedom March Jeffrey McCall Applicant Not Present	Class E/1,000 Participants Assembly & Outdoor Festival	Piedmont Park -Oak Hill October 29, 2022	Applicant not present
New Event			
Festival Peachtree Latino Ray Ortega Applicant Not Present	Class D/9,000 Participants	Piedmont Park -Meadow September 27-28, 2022	Applicant not present
Annual Event			
Joining Hearts 35 & Tea of Hearts Jerry Henderson Applicant Present	Class E/1,000 Participants	Piedmont Park Greystone & Aquatic Center July 16-17, 2022	Support
Recurring Event			
ATL Greenhouse Darryl Terry Applicant Present	Class E/ 500 Participants	Piedmont Park July 9, 2022	Applicant not present
Recurring event			

NPU-F Action: Motion by Kay Stephenson 2nd by RichSussman to approve the Consent Agenda, after removing the special event applications where the applicant was not present, carries by a vote of 21 in favor, 0 opposed, no abstentions.

7. Matters for Voting

Board of Zoning Adjustment Applications (BZA)

Application

V-22-54 826 Virginia Cir NE

Applicant seeks a variance to reduce the half-depth front-yard setback from 17.5ft to 8ft 3in and a special exception to allow active recreation (swimming pool and spa) in a yard adjacent to a street.

VHCA Report: VHCA agreed with applicant. There are no storm water or tree issues.

Comments: Nina Gentry represented applicant. Per the revised referral certificate front-yard setback variance is not required. Adjacent property owners have been notified and no objections were raised.

NPU-F Action: Motion by Jack White 2nd by Rebekah Falkler to recommend approval carries by a vote of 22 in favor, 0 opposed.

V-22-56 1735 Merton Rd NE

Applicant seeks a special exception to increase the height of a privacy fence (more than 50% opaque) in the side and rear yards from 6ft to 8ft).

MLPA Report: This application involves a fence replacement. An existing fence is being replaced by a new fence of the same style and height. The property is Zoned: R-3 The application has support from neighbors. Zoning Committee and MLPA Recommendation: Approval

Comments: James Lennon was present for applicant.

NPU-F Action: Motion by Rebekah Falkler 2nd by Jack White to recommend approval carries by a vote of 20 in favor, 0 opposed.

V-22-63 1177 Zimmer Dr NE
 Applicant seeks a variance to reduce the east side-yard setback from 7ft to 3.8ft for an addition to an existing dwelling.

MLPA Report: Property is Zoned: R-4 Application has support from neighbors. This is an addition to a single-family home. The new lot coverage will only reduce by 18.89%. The current home is nonconforming and is 3.8 feet from the side property line. Zoning Committee and MLPA Recommendation: Approval

Comments: Dianne Barfield represented the applicant.

NPU-F Action: Motion by Rebekah Falkler 2nd by Jack White to recommend approval carries by a vote of 18 in favor, 0 opposed.

V-22-65 1222 Monroe Dr NE
 Applicant seeks a variance to reduce the half-depth front yard setback from 17.5ft to 15ft and rear-yard setback from 15ft to 3ft for construction of a detached garage.

VHCA Report: There are no storm water and tree issues. The applicant is not increasing the existing non conformity.

Comments: Gail Mooney was present for applicant. Client seeks to reduce rear yard setback and front yard setback.

NPU-F Action: Motion by Jack White 2nd by Rebekah Falker to recommend approval carries by a vote of 16 in favor, 0 opposed.

Special Event Applications (MOSE)

Event Name	Participants	Event Location/ Date
Festival Peachtree Latino Ray Ortega	Class D/9,000 Participants	Piedmont Park September 27-28, 2022

Comments: Consent agenda – Defer; did not appear last month. Attendees discussed the handling of special event applications where the applicant is not present. An NPU board member noted that just being on the consent agenda is not an imprimatur of approval. City Ordinance states that applicants should be present. Mr. Young stated that the NPU should defer or deny if the applicant is not present. Jack White withdrew the motion to approve.

NPU-F Action: Motion to defer by Rich Sussman 2nd by Kay Stephenson carries by a vote of 19 in favor, 0 opposed.

SMART Community Fair Brenda Banks	Class E/500 Participants	Piedmont Park July 10, 2022
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Comments: Consent agenda – Defer; did not appear last month

NPU-F Action: Motion by Rich Sussman to defer 2nd by Kay Stephenson carries by a vote of 19 in favor, 0 opposed.

Freedom March Jeffrey McCall	Class E/1,000 Participants Assembly & Outdoor Festival	Piedmont Park October 29, 2022
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Comments: Consent agenda – Defer; did not appear last month

NPU-F Action: Motion to defer by _____ Jack White _____ 2nd by _____ Rich Sussman _____ carries by a vote of ___all_ in favor, __0___ opposed.

Juneteenth Jason Arnold	Class D/2,000 Participants New Event	Piedmont Park June 19, 2022
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Comments: did not appear last month. Jack White motioned that the application should be handled by the NPU executive committee. This event will take place before the next NPU meeting. Note: event was cancelled.

NPU-F Action: Motion by Rich Sussman 2nd by Jack White to defer carries by a vote of 12 in favor, 0 opposed.

1 st Annual One Juneteenth Celebration Carl Neal / Jerome Rowland	Class D/9,500 Participants New Event	Piedmont Park June 18, 2022
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Comments: did not appear last month. Event has been cancelled,

NPU-F Action: No action taken.

Light the Night Laura Valente	Class D/8,000 Participants Recurring event	Piedmont Park October 1, 2022
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Comments: Applicant, Sara Brumfield, is present. It is a festival style event lasting from 5:30 until 9 pm. Rolling street closures are planned and half of guests will be bussed in.

NPU-F Action: Motion by Jack White 2nd by Rich Sussman to support carries by a vote of all in favor, 0 opposed.

Atlanta Jazz Fest 2022 Camille Love	Class A/ 100,000 Participants	Piedmont Park May 28-30, 2022
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Comments: Sara Brumfield was present for applicant. Event will include one stage in Park meadow. Traffic plan includes ridesharing through the 12th street gate. Performers start at 1 pm. Debbie Skopczynski will send Sara additional streets that need to be part of the traffic plan.

NPU-F Action: Motion by Rich Sussman 2nd by Rebekah Falkler to support carries by a vote of 16 in favor, 3 opposed.

ATL Greenhouse Darryl Terry	Class E/500 Participants	Piedmont Park July 9, 2022
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Comments: Darryl Terry was present for applicant. This is the 13th year for the event.

NPU-F Action: Motion by Rich Sussman to approve 2nd by Kay Stephenson to support carries by a vote of all in favor, 0 opposed.

Text Amendments – Zoning Ordinance

Legislation	Public Hearing
<p>Z-22-25 An Ordinance by Councilmembers Dustin Hillis, Matt Westmoreland, Andrea Boone, Howard Shook, Byron Amos and Amir Farokhi to amend the 1982 Atlanta Zoning Ordinance, as amended, by amending various provisions of the text, including creating definitions of “Commercial Food Preparation” and “Delivery-Based Commercial Kitchen” by amending Chapter 29; and by amending the regulations of the Light Industrial District in Chapter 16, and the Community Business District in Chapter 11 by modifying the permissible uses, the parking requirements, and the loading requirements; and for other purposes. FACT SHEET</p>	<p>Zoning Review Board – City Hall Council Chambers June 2 or 9, 2022</p>

Comments:

Issued raised included the following - why restrict to 2 or more businesses? How does this impact Project Open Hand (in Armour Ottley area) Any issues with Manchester/Liddell area? In C-1, the parking requirements are twice as high as a restaurant. There is a gap in the zoning code.

NPU-F Action: Motion to support made by Jack White 2nd by Rich Sussman carries by a vote of 18 in favor and none opposed.

MATTERS FOR REVIEW AND COMMENT

Alcohol License Applications (LRB)

Name of Business	Applicant	Property Address	Request
Capella Cheese	Raymond Hook	255 Ottley Drive #110	Retail Package New Business

Comments: Applicant is in NPU-E (No vote required.) No issues were raised by meeting attendees.

Tio Lucho's	Howard Hsu	657 N. Highland Ave NE	Restaurant Change of Ownership
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Comments: Applicant is in NPU-N (No vote required.) New restaurant going in Poncy Highland area. License includes sale of beer and wine. Ms Rawlings supports approval.

8. Presentations

- Beth Smith: BeltLine Rail Now! Beltline Rail Now is a volunteer grassroots organization that's been around since 2018. They urge accountability and building of light rail along the beltline. They would like NPU-F's support on a petition targeting the City and Marta. There is federal funding available for the group's goals. Marta needs to go after federal funding. It's also a part of the City's plan to deal with population growth. Kay Stephenson moved and Jane Rawlings seconded a motion to support the petition. With 19 ayes and 2 nays the motion carried.
- Second step is to submit a letter to accompany the signed petition. Kay Stephenson volunteered to review the letter. It will note that NPU-F would like to see the City/Marta to meet next federal funding cycle. Kay Stephenson moved that NPU-F support the letter with suggested changes. Rich Sussman seconded. The motion was approved with 19 ayes and one opposed.

9. Planner's Report – Doug Young

Announcements – NPU University is offering a seminar on Affordable Housing. The 44th annual design awards will be held in City Hall at 7PM on May 17. Email us at npuatlanta@atlantaga.gov or TEXT – NPUATLANTA to 22828 to sign up to receive monthly updates from the Department of City Planning and Neighborhood Planning Units team.

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

To stay informed, follow us on social media @npuatlanta. Registration is open for Understanding Workforce Housing & Affordability (CD 1004.002). The class will be held on Thursday, May 12, 2022, at 6:00 PM. To register please visit - <https://www.npuatlanta.org/event-details/cd-1004-002-understanding-workforce-housing-and-affordability>

CP1003 Civic Participation for Seniors will be held on Weds, May 25, 2022, at 10:00 a.m. To register please visit - <https://www.npuatlanta.org/event-details/cp1003-civic-participation-for-seniors>

P1006: Introduction to Geographic Information Systems (GIS) will be held on Thurs, May 26, 2022, at 6:00 p.m. To register please visit - <https://www.npuatlanta.org/event-details/p1006-introduction-to-geographic-information-systems-gis>

For more information about NPU University courses, visit <https://www.npuatlanta.org/npuuniversity> or call 404.546.0158.

10. Neighborhood and Committee Reports

Lindridge Martin Manor	N/A
Piedmont Heights	N/A
Morningside Lenox Park	We are happy to be partnering with other neighborhood associations in NPU-F regarding the upcoming BeltLine Subarea 6 and Amsterdam Walk Rezoning plans - to ensure that we are all informed and our voices and interests are heard. And unrelated, we had a wonderful Ribbon Cutting Ceremony and Celebration of Spring a couple of weeks ago at Sidney Marcus Park with neighbors from Morningside and nearby neighborhoods, and we look forward to bringing the concert series back there in the Fall. Thanks, y'all.
Virginia-Highland	Summerfest will be held on June 11. Va-Hi Porchfest was successful.
Edmund Park	N/A

Emory/Druid Hills	N/A
Parks, Trees & Environment (Rich Sussman)	Watershed Management will build interceptor for water treatment plant at north fork of Peachtree Creek.
Education (Leah Matthews)	Leah Matthews – APS has recommendation – new K-5 will be situated in Inman building. However, it's not necessarily firm. June 6 board meeting will finalize recommendation and a final vote will be held on August 8. MES is at 83% utilization. Grandfathering will be in place for grades 3 thru 5.
Public Safety	Kay Stephenson reported that ATAG moving forward.
Chair Report -	<p>Music Midtown is providing NPU-F 100 complimentary tickets. They have been providing Midtown Neighbor Association tickets for several years. MNA has raffled the tickets as a fundraiser. Need a couple folks to help come up with an equitable plan. If we go the raffle or silent auction route, both the neighborhoods who help with the coordination would receive the funds.</p> <p>Received a Notice of Approval for a buffer encroachment at 915 Cumberland Rd NE. The approval was dated on April 29th and there is a 30-day appeal period. Wil be happy to share with anyone interested.</p> <p>Received an informational SAP for 2069 Cheshire Bridge Road (The Heretic) for shared parking with a new commercial recreational establishment. The 2 businesses will operate at different hours. I've shared the SAP with the neighborhoods and planning team.</p> <p>Request from ABI to send a letter to Secretary of Transportation Pete Buttigieg supporting ABI's grant proposal for funding to complete the Northwest Trail. A resident expressed concern about the short turnaround time for the request. But federal funding should be applied for. It's not clear if this funding is separate from the light rail funding. Kay Stephenson moved to draft a letter expressing support and including concerns raised at meeting. Rich Sussman seconded. All supported with zero nays. Kay Stephenson, Jane Rawlings and Rich Sussman will draft the letter.</p> <p>Motion to send letter made by Kay Stephenson, 2nd by Rich Sussman carries with no objections.</p> <p>APAB meets next Saturday</p>

	We will continue to meet virtually.
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- 11. Old Business - None
- 12. New Business – None
- 13. Adjournment

The meeting was adjourned at 9:47 pm. Motion by Kay Stephenson 2nd by Rich Sussman.

PUBLIC NOTICES AND ANNOUNCEMENTS

Campaigning by Elected Officials & Candidates
<p>Campaigning at NPU meetings is strictly prohibited by the City of Atlanta’s Code of Ordinances.</p> <p>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.”</p> <p>Examples of campaigning could include, but not be limited to:</p> <ul style="list-style-type: none"> 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. <p>Please contact Leah LaRue at 404.546.0159 or llarue@atlantaga.gov with any questions or concerns.</p>

Solid Waste Services: Fee Update
<p><u>22-O-1281</u></p> <p>An ordinance by councilmember Dustin Hillis to amend chapter 130 of the City of Atlanta code of ordinances to adjust the taxes, assessments, service fees, and charges for solid waste services specified therein, including funding street based sanitary services and general common good sanitary services through the city of Atlanta general fund; to formalize the administrative hearing procedure for the resolution of disputes; to update certain other provisions of chapter 130 of the code; and for other purposes. (Held 4/26/22 at the request of the sponsor)</p> <p>Hearing Date: City Utilities Committee on Tuesday June 14, 2022 - 10am</p>
<p><u>22-O-1282</u></p> <p>An ordinance by councilmember Dustin Hillis to amend chapter 130 of the City of Atlanta code of ordinances to adjust the taxes, assessments, service fees, and charges for solid waste services specified therein, including the establishment of a sanitary assessment for street related sanitary services and general common good related sanitary services based on taxable property value; to formalize the administrative hearing procedure for the resolution of disputes; to update certain other provisions of chapter 130 of the code; and for other purposes.(held 4/26/22 at the request of the sponsor)</p> <p>Hearing Date: City Utilities Committee on Tuesday June 14, 2022 - 10am</p>

[22-O-1283](#)

An ordinance by councilmember Dustin Hillis to amend chapter 130 of the City of Atlanta code of ordinances to adjust the taxes, assessments, service fees, and charges for solid waste services specified therein, including solid waste collection and recycling charges, charges for street related sanitary services based on equivalent trip generation, charges for general good related sanitary services based on a property's under roof square footage, to formalize the administrative hearing procedure for the resolution of disputes; to update certain other provisions of chapter 130 of the code; and for other purposes. (Held 4/26/22 at the request of the sponsor)

Hearing Date: City Utilities Committee on Tuesday June 14, 2022 - 10am