

# NEIGHBORHOOD PLANNING UNIT – F



Monday, June 20, 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 7:02 pm

Motion to adopt the agenda (minus the LGBT+ History project presentation) was moved by Kay Stephenson and seconded by Jane Rawlings and carries by voice vote.

## 2. Approval of Minutes

Thanks to Aruna Narasimhan for taking the minutes last month. The May minutes were 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 carries by a vote of with no objections.

## 3. Announcements

- Reminder – tomorrow is the Primary Run-off election day. If you haven't voted already, please be sure to vote at your regular polling place. Precincts are open from 7 am to 7 pm. You may vote in the run-off even if you did not vote in the primary election. If you did vote in the primary, you must vote for the same party in the run-off.
- This is a first call for changes to the NPU-F By-Laws and our Policy Sheet. You can find a link to both documents on the Consent Agenda or on the NPU-F website. Please send your proposed amendments to me. We will plan on an Executive Committee meeting in July to discuss and prepare recommendations to be announced at the NPU in August, with a vote taken in September. We are required by ordinance to submit a copy of our by-laws for 2023 by September 30<sup>th</sup> or the city will not accept any recommendations from the NPU.



4. Reports from City Departmental Representatives

<p><b>Atlanta Fire Department</b>          Station 19 North Highland,          Station 29 Monroe Drive          Battalion Chief Derek Harris</p>	<p>Jason McLain - AFRD Battalion Chief, Battalion 3 - Contact the Chief at <a href="mailto:jmclain@atlantaga.gov">jmclain@atlantaga.gov</a> or 404/823-4933. 24 new recruits are graduating from the academy. Another 83 are still in training. The AFRD handled 255 calls for service in May but there were no major incidents. The Highland Avenue fire station will be ready in late July. The Chief noted that fireworks, dumpster and trash can fires are common during the summer.</p>
<p><b>Atlanta Police Department</b>  <b>Zone 2 – Major Allen Mitchell</b>  <b>Zone 6 – Major Peter Ries</b>  <a href="mailto:pjries@atlantaga.gov">pjries@atlantaga.gov</a>,</p>	<p>Captain Peter Malecki APD Zone 6  <a href="mailto:pmalecki@atlantaga.gov">pmalecki@atlantaga.gov</a></p> <p>Fulton County DA has brought back Courtwatch, <a href="http://www.courtwatchatl.org">www.courtwatchatl.org</a>.</p> <p>Connect Atlanta is saving investigators a lot of time. The program has 5,798 integrated cameras and 3,021 registered cameras. The zone officers met with PAD representatives. Recidivism cases are low in the zone. On a long term basis, the program appears to be working as designed. Three new officers have joined zone 6 and bike units are patrolling parks. The captain noted that property crimes generally increase in summer. A resident thanked the officers for prompt resolution of the Friends Bar issues. Ms. Stephenson noted that training will be offered for Courtwatch and interested residents will be assigned a case to follow. If the program is effective, the Mayor may extend to city courts.</p> <p>Captain Ben Vayens, APD Zone 2 Assistant Commander, <a href="mailto:bvayens@atlantaga.gov">bvayens@atlantaga.gov</a></p> <p>Captain Vayens is the new zone 2 Assistant Commander. Vehicle break ins have increased in retail areas and apartments. Zone 2 officers made a significant arrest of a repeat offender.</p>
<p><b>Public Works Code Enforcement</b>          Officer Ferguson  <a href="mailto:vferguson@atlantaga.gov">vferguson@atlantaga.gov</a>,          678-221-8215.</p>	<p>All solid waste services are collecting on schedule this week.</p>

5. Comments from Elected Officials

<p>Councilmember Alex Wan <b>Alex Wan,</b> awan@atlantaga.gov, 404-330-6049</p>	<p>City Council will pass the FY23 budget on June 21; the budget includes raises for police and fire personnel, and funds for affordable housing and PAD 24/7 operations. A different approach to changing solid waste fees is being explored, one that will withstand legal challenges. The general fund will increase by \$20 million and millage rates are going up. Councilmember Wan has proposed a two-year limit on the solid waste fee increase. The design-build proposal for the Cheshire Bridge road bridge was issued on May 5. It has an October 31 completion date with incentives for early completion. The Monroe Drive complete streets project is underway. DOT will conduct public information sessions. In response to a resident question, Councilmember Wan noted that the second phase of complete streets (8th to Ponce) will take from the end of 2022 into 2023. That would push the final phase well into 2023, DOT is still projecting completion of the entire project by 2024.</p>
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## 6. Consent Agenda

### Special Events

<b>Event Name/ Applicant</b>	<b>Class/ # Participants</b>	<b>Event Location/ Date</b>	<b>Recommendation</b>
<b>SMART Community Fair</b> Brenda Banks New Event – Not present	Class E/ 500 Participants	Piedmont Park -Meadow July 10, 2022	Not present
<b>Freedom March</b> Jeffrey McCall  New Event – Not present	Class E/1,000 Participants Assembly & Outdoor Festival	Piedmont Park -Oak Hill October 29, 2022	Not present
<b>Festival Peachtree Latino</b> Ray Ortega  Recurring Event - Present	Class D/9,000 Participants	Piedmont Park -Meadow September 27-28, 2022	Support
<b>Out of the Darkness Community Walk</b> Kristen Petillo Recurring event -Present	Class D/ 5,000 Participants	Piedmont Park November 6, 2022	Support
<b>Moving Day Atlanta</b> Amanda Appolloni Recurring Event-Present	Class E/ 850-1,000 Participants	Piedmont Park Promenade October 22, 2022	Support
<b>Picnic for Piedmont Park</b> Lee (Terrell) Henderson Present	Class E/ 500 Participants	Piedmont Park September 8, 2023	Support

Music Midtown Festival (GPE) Peter Conlon/Mimi Renee	Class A 160,000 Participants	Piedmont Park September 17-18, 2022	Deferred at the request of applicant
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**NPU-F Action: Motion by Rich Sussman 2<sup>nd</sup> by Kay Stephenson to approve the Consent Agenda minus the Smart Community Fair and Freedom March events carries by a vote of 19 in favor, 0 opposed, no abstentions.**

7. Matters for Voting

**Alcohol License Applications (LRB)**

Name of Business	Property Address	Request
<a href="#">CVS #4747</a> Paula L. Schlei	1544 Piedmont Ave NE	Pharmacy w/ Retail Package Change of Agent

Comments: Elizabeth Mahoney and Paula Schlei represented the applicant.

**NPU-F Action:** A motion to approve was made by Jane Rawlings 2<sup>nd</sup> by Kay Stephenson and carried by a vote of 20 ayes, 1 nays, no abstentions.

<a href="#">Casseroles</a> Elizabeth E. McKay	1393 North Highland Ave NE Ste 4	Specialty Food Shop w/ Retail Package New Business
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MLPA: Recommends approval

Comments: Betsy McKay was present for the applicant. New application for beer and wine sales.

**NPU-F Action:** A motion to approve was made by Jane Rawlings 2<sup>nd</sup> by Kay Stephenson and carried by a vote of 21 ayes, 0 nays.

Dad's (Patio) Rene Pechlin IV	870 North Highland	Restaurant Change of Ownership
Dad's (Main Facility) Rene Pechlin IV	870 North Highland	Restaurant Change of Ownership

VHCA: VHCA recommends support of these applications (which were considered together) conditioned on your (and/or the property owner's) taking the following actions on the site and in revising both applications:

**(1) Re-striping (and/or re-marking) all on-site parking.** The spaces on concrete surfaces will be restriped; those on gravel will be indicated by signage or markings on posts or adjacent fences. One-way signage will be placed at the appropriate entrance and exit, and a new ADA-symbolled sign will be put in place.

**(2) Modify the application to:**

- a. **indicate an accurate final number of on-site parking places.** There are 16 spaces now in place: 9 near the front door and 7 along the fence on the western property boundary. One additional potential space at the northwest corner of the lot is now occupied by a large portable storage unit. A second potential space on the north side of the building (near the exit onto N Highland) is currently marked for motorcycles. The final on-site parking total may therefore be 16, 17, or 18; the application needs to accurately reflect the count.
- b. As you heard at the meeting, VHCA is fine with the north side area remaining as parking for motorcycles, even if the final count is reduced to 17. If you choose to go with 17 spaces - one less than existing - VHCA will not object on the grounds of an 'expansion of nonconformity.

- c. **Correct the stated distance to the nearest residences and church. Mr. Martin carefully explained his challenges with the city's data entry options; we mention this here for the record.**
- (3) A through and long-lasting repair is needed on and adjacent to the sidewalk area that serves as an entry for the heavy trucks that swap out the refuse bin.** The cover of Stormwater Management's water meter is within that area; it has repeatedly broken, creating a perilous footprint-sized hole (hence the need for the safety cone.)
- (4) We ask that you observe your announced hours of operation (especially closing),** even as we acknowledge that city law provides options and that you may choose to make changes after opening.

Comments: No live entertainment is planned and applicant has agreed to conditions from VHCA. Mr. Martin represented applicant. Mr. Pechlin was also present.

**NPU-F Action:** A motion to approve Dad's Main Facility with conditions was made by Jane Rawlings 2<sup>nd</sup> by Kay Stephenson and carried by a vote of 19 ayes, 0 nays.

A motion to approve Dad's Patio was made by Rebekah Falkler 2<sup>nd</sup> by Jane Rawlings and carried by a vote of 19 ayes, 0 nays.

### Review and Comment only:

#### Alcohol License Applications (LRB)

Name of Business	Property Address	Request
<a href="#">Umbrella Bar</a> Ken Yu	675 Ponce De Leon Ave Ste EX100 & 105 (NPU-M)	Restaurant New Business

Comments: NPU-M (No vote required.) No comments on Umbrella bar.

Jinya Ramen Bar William Chen	676 North Highland Ave Ste A (NPU-N)	Restaurant New Business
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Comments: NPU-N (No vote required.) No comments on Jinya.

#### Special Event Applications (MOSE)

Event Name	Class/# Participants	Event Date
<a href="#">SMART Community Fair</a> Brenda Banks – Couldn't contact them	Class E/ 500 Participants	Piedmont Park July 10, 2022
<a href="#">Freedom March</a> Jeffrey McCall couldn't contact them	Class E/1,000 Participants Assembly & Outdoor Festival	Piedmont Park October 29, 2022

Motion to not to support SMART Community Fair made by Rich Sussman, 2<sup>nd</sup> by Kay Stephenson and carried by a vote of 15 ayes and zero nays.

A separate motion to defer Freedom March was made by Kay Stephenson, 2<sup>nd</sup> by Rich Sussman and unanimously adopted.

## Board of Zoning Adjustment Applications (BZA)

### Application

#### V-22-66 654 Kimberly Ln NE

Applicant seeks a variance for active recreation (swimming pool) adjacent to a street.

Comments: The applicant has requested that we defer the application to July to work out concerns with neighbors.

**NPU-F Action:** Motion to defer at the request of the applicant was approved unanimously without objection.

#### V-22-69 2293 Armand Rd NE

Applicant seeks a variance to eliminate the requirement that the garage be recessed and located a minimum of 10' behind the front façade of the principal structure to enclose carport and build an addition for the attached garage.

LMMNA Report: The Approval is twofold - above application plus variance to reduce side yard setback to 5.5 feet.

Comments: Chris Farino and Christy Graham represented applicant. The existing carport is located 5.5 feet from the property line and Angelita Zouiten explained that the applicant was under the impression that the setback was grandfathered. However, it has been determined by the NPU that the Applicant possibly needs a second referral certificate. Consequently, the NPU will only vote on the 10 feet distance to the principal structure. Kay Stephenson proposed that the executive committee of the NPU rule on the second referral. A motion to allow the Executive Committee to review and approve the second referral cert was proposed by Kay Stephenson and 2<sup>nd</sup> by Jane Rawlings. Some residents objected to the motion because it was not in the bylaws and may set a precedent.

The chair ruled that the motion was in order and allowed a vote. There were 9 ayes, 10 nays and the motion did not carry.

**NPU-F Action:** Motion to recommend approval of the 10 foot variance made by Kay Stephenson 2<sup>nd</sup> by Jane Rawlings carries by a vote of 12 ayes 2 nays.

#### **V-22-88 2292 Armand Rd NE**

Applicant seeks a variance to reduce the front-yard setback from 35ft to 26.5ft and reduce the side-yard setback from 7ft to 4ft 9in, and a special exception to eliminate the requirement that front-facing garages shall be recessed & located a minimum of 10ft behind the front façade of the principal structure in order to construct an addition to a single-family dwelling and replace the carport with an attached garage.

LMMNA Report: Approval. 10-0 approval by LMMNA

Comments: Dianne Barfield represented applicant. The neighbors approve and there are no tree or stormwater runoff issues.

**NPU-F Action:** Motion to recommend approval made by Rich Sussman 2<sup>nd</sup> by Jack White carries by a vote of 19 ayes 0 nays.

### Review and Comment only:

#### Board of Zoning Adjustment (BZA)

##### [V-22-74](#) 752 Cumberland Rd NE (Appeal)

Appeal notice of complaints for building permits and zoning setbacks of a swing/playset, treehouse, trampoline, jungle gym, and small portable shed less than 120sqft.

**NPU-F action:** none taken. Appeals are informational.

#### Zoning Review Board Applications (ZRB)

##### Application

##### [Z-22-34](#) 569 Amsterdam Ave NE

Applicant seeks rezoning from R-4 (Single-family residential, min lot size 0.21acres) to R-5 (Single-family residential, min lot size 0.17 acres).

[SURVEY](#), [SITE PLAN](#), [PHOTOS](#)

VHCA Report: The VHCA Planning Committee and Board support the pending request to rezone from R-4 to R-5 at 569 Amsterdam Ave (and the accompanying land use change to accommodate that zoning), conditioned on substituting two single-car garages in place of two dual-car ones. That change is consistent with the reduced parking mandates in the BeltLine Overlay District. The applicant was at the Board meeting of 6-13 and agreed to that condition; he anticipates submitting revised plans by the NPU meeting on 6-20-22. Majority of the street has been zoned C1.

Comments: Joseph Brickman represented the applicant. He agreed to reduce the off-street parking by half. Originally, the proposed site plan provided that each duplex unit would have its own 2-car garage. Motion is without conditions and is based on site plan dated June 16, 2022

**NPU-F Action:** Motion to approve with the condition that the parking be limited to one space per unit was made by Jack White 2<sup>nd</sup> by Rebekah Falkler and carried by a vote of 16 ayes, 0 nays.

#### Land Use Amendments – Comprehensive Development Plan

##### Legislation

##### [CDP-22-29](#) 569 Amsterdam Avenue NE

An Ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 569 Amsterdam Avenue NE from the Single Family Residential (SFR) Land Use Designation to the Low Density Residential (LDR) Land Use Designation (Z-22-034).

VHCA Report: See companion rezoning application

Comments: None

**NPU-F Action:** Motion to approve with the CDP designation of 569 Amsterdam change from Single Family Residential (SFR) to Low Density Residential (LDR) was made by Jack White 2<sup>nd</sup> by Rebekah Falkler and carried by a vote of 13 ayes, 0 nays.

8. Presentations – will not be given until July

- Doug Young & Anthony Knight: LGBTQ+ Historic Research Project by City of Atlanta & Historic Atlanta

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9. Planner's Report – Doug Young shared the following highlights

1. NPU University offers community leadership, planning, and civic participation courses free of charge. In June, we have The Legislative Process on Thursday, June 9th; Housing Resources for Renters on Thursday, June 23rd. Use the link in the chat to register and for more details.
2. Tactical Urbanism lets residents lead projects that change the use and feel of local streets and public spaces. Past projects include crosswalk art, bike parking, walk lanes, and more. The Department of City Planning and ATLDOT have updated the Tactical Urbanism Guide to help you get started. See the chat for details and learn how your neighborhood or NPU can submit a project.
3. People and places are at the heart of the City's history. If you have stories to share on Atlanta's LGBTQ+ history and spaces, the Department of City Planning wants to hear from you! Please see the chat for detail about how you can help with this project.
4. The Department of City Planning is conducting a freight transportation plan to improve moving goods in and around the industrial districts and surrounding neighborhoods in Northwest Atlanta. Join us at the Virtual Public Meeting on June 22<sup>nd</sup> at 6:00 p.m. Please see the chat for details.
5. Lastly, The Department of City Planning has established the Atlanta Cemetery Network with the help of community partners to advance conversations about the history and culture of the City's cemeteries. The first in-person meeting was 6:00 PM on Thursday, June 14, 2022, at Providence Baptist Church. For more information, please see the chat.

10. Neighborhood and Committee Reports

<b>Lindridge Martin Manor</b>	none
<b>Piedmont Heights</b>	none
<b>Morningside Lenox Park</b>	New car has been purchased for the security patrol. Tours of trees are being offered through Trees ATL. New vendors are starting at the Saturday Farmers Mkt.
<b>Virginia-Highland</b>	Summerfest was a success.



<b>Edmund Park</b>	none
<b>Emory/CDC area/ Druid Hills</b>	none
<b>Parks, Trees &amp; Environment (Rich Sussman)</b>	Herbert Taylor Park and the Morningside Nature Preserve have received funding for improvements.
<b>Education (Leah Matthews)</b>	none
<b>Public Safety</b>	Ms. Stephenson reported that ATAG3 did not have a quorum. The Mayor's office is looking into the possibility of doing hybrid meetings.
<b>Chair Report</b>  -	<p>Several months ago, it was mentioned that it may be time to move our meeting dates to another night to avoid conflicts with 2 national/city holidays and Council meetings. Since then Juneteenth was added as a holiday. It's now time. Because our meetings have been set to allow the neighborhoods to have sufficient time to review zoning and variance applications, we will need to continue to meet in the 3<sup>rd</sup> or 4<sup>th</sup> week of the month. I've asked Planning for a recommendation based on the availability of a zoom room. <b>Is anyone aware of any conflicts that we should also avoid on a Wednesday or Thursday night?</b> Once we get a recommended day, I'll review with the neighborhood associations to get their endorsement.</p> <p>Received an informational SAP-22-079 for the removal of trees so that a building could be accessed for demolition at 792 Houston Mill Road on Emory's campus. It was forwarded to Van Biesel, president of Druid Hills Civic Association for their review and comment.</p> <p>Received a Notice of Approval for a buffer encroachment at 915 Cumberland Rd NE. The approval was dated on April 29<sup>th</sup> and there is a 30 day appeal period. Will be happy to share with anyone interested.</p> <p>Forwarded a Notice of Stream Buffer Encroachment at 863 Courtenay to Rebekah and Jack as information and action (if required).</p> <p>Debbie attended a joint meeting with Music Midtown event organizers, including their security teams, APD Zone 5, COA Parks and NPU-E to discuss the plans for Music Midtown in September. We have this meeting each year to review previous events and make recommendations for improvement.</p>

	<p>Since our last meeting, <b>APAB</b> has met twice. Kay attended the meeting in May and Debbie attended in June. At the June meeting, there was a presentation from Planning on the work they're doing to create NPU Best Practices. They presented an outline for discussion and received some good feedback from APAB attendees. This work is being done at City Council's request. Their deadline for completion has been set by a resolution from CM Byron Amos and is a CD/HR meeting in August.</p> <p>Mayor Andre Dickens attended the APAB meeting in May. Ms. Stephenson reported that Gun safety and public safety are his priorities. The City is looking into providing training in de-escalation techniques.</p> <p>NPU-F will continue to meet virtually.</p>
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11. Old Business - none

12. New Business - none

13. Adjournment

The meeting was adjourned at 9:20 pm. Motion by Rich Sussman 2nd by Kay Stephenson.

## PUBLIC NOTICES AND ANNOUNCEMENTS

### **LGBTQ+ Historic Research Project by City of Atlanta and Historic Atlanta**

The City of Atlanta and Historic Atlanta, Inc. are seeking your input, stories, and comments on the City's LGBTQ+ history. We are beginning a research project to document the City of Atlanta's LGBTQ+ history, as well as the places and spaces connected in the City of Atlanta to that history. The research project will be going on until the end of 2022, with follow up action by the City of Atlanta beginning soon thereafter. If you would like to contribute to this research, please let the project team know. You can fill in the details of the City's LGBTQ+ history that might not otherwise be found in archives or general publications, share a story about a special LGBTQ+ place in the City of Atlanta, pass along materials or documents related to the City' LGBTQ+ history, or let us know about what our research should focus on.

To learn more about the project, please go to [www.atlfutureplaces.com/lgbtq-grant](http://www.atlfutureplaces.com/lgbtq-grant). Please contact the project team at [lgbtqcontext@historicalatlanta.org](mailto:lgbtqcontext@historicalatlanta.org) to help with this important project.

This project has been partially financed by the National Park Service through the Georgia Department of Community Affairs (DCA). Any opinions, findings, conclusions, or recommendations expressed in this project are those of the author(s) and do not necessarily reflect the views or policies of the Department of the Interior or DCA, nor does the mention of trade names, commercial products or consultants constitute endorsement or recommendation by these agencies.

### Freight ATL Study

Atlanta Department of City Planning is conducting a freight transportation plan to improve moving goods in and around the industrial districts and surrounding neighborhoods in Northwest Atlanta.

Register for the upcoming Virtual Public Open House (June 22, 6-7:30 PM) and learn more about the study at [www.FreightATL.com](http://www.FreightATL.com).

Questions and comments can be emailed to [FreightATL@atlantaga.gov](mailto:FreightATL@atlantaga.gov).

### 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](mailto:llarue@atlantaga.gov) with any questions or concerns.