

# NEIGHBORHOOD PLANNING UNIT – F



Monday, November 21, 2022 at 7:00 PM

**Effective January 2023, NPU-F will meet virtually on the Third Wednesday of each month.**

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  
Meeting called to order at 7:04 pm
2. Approval of Minutes and agenda

Thanks to Aruna Narasimhan for taking the minutes last month. The October minutes were posted on the NPU website, and a link sent to those on the NPU mailing list which includes verified members.

Motion to adopt the full agenda was adopted with no objection.

Motion to approve the minutes was moved by Kay Stephenson and seconded by Holly Sasnett by 20 ayes and 0 nays.

3. Announcements

Election of 2023 NPU officers will be held at the end of the meeting. Nominations for all positions can be made from the floor tonight so please consider taking on a role. Our by-laws allow for co-chairs, which will give you a chance to pair up with someone who has been around for a while you learn about what happens at the NPU/city level. It's time for a new generation of leadership in our NPU to participate in some major challenges coming down the road – NPU redistricting, a rewrite of the zoning ordinance, approval of the SA6 Beltline master plan, update of the CDP.



Because of the way the NPU's interact with the city, there is a longer learning curve, so 2023 is a good transition year to new leadership. A list of those who are committed for another year is on the Consent Agenda sheet.

4. Reports from City Departmental Representatives

<p><b>Atlanta Police Department</b>  <b>Zone 2 – Major Allen Mitchell</b>  <b>Zone 6 – Major Webster</b></p>	<p>Zone 6 Asst. Commander Captain Kevin Knapp. <a href="mailto:krknapp@atlantaga.gov">krknapp@atlantaga.gov</a> – what we are seeing in this area is vehicle break-ins. Items left in plain view. It is a crime of opportunity. We have had 2 commercial burglaries. We have identified the car and are working on identifying the suspects. Both locations had great video. We had an aggravated assault at 969 Lanier which was road rage. Our aggravated assault unit is working on this. We have an arrest on scene at Lenox Rd. which was Robert Gianbrone who is a multi offender in this area. We are working with Fulton County partners to make sure he remains housed in jail.</p> <p>Another thing that has popped up is the Kia Hyundai trend 2011 Kia and are being stolen easily by kids using usb ports. We need to go old school and get a club to deter. The trend started up north and several units are suing Kia and Hyundai for the nuance. If going out of town just make sure to check with neighborhood patrols.</p> <p>We have identified folks that have left jail that are back in the area as well as some homeless emcampments.</p> <p>Ben Vayens, Captain, Zone 2 Assistant Commander, <a href="mailto:bvayens@atlantaga.gov">bvayens@atlantaga.gov</a>, 404-323-6344 –</p> <p>Our biggest issue has been vehicle break-ins.</p> <p>22 vehicle break-ins. We are teaming up with zone 6 to help prevent vehicle break-ins and vehicle thefts. We have had 6 vehicle thefts.</p>
<p><b>ATL311</b>  <b>Johnny Wilson</b></p>	<p>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"> <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</li> </ol>

	<p>searching "ATL311" in your app store.</p> <p>5. Sending us a message on Social Media. Just search "ATL311" on Twitter, Facebook, Instagram, Reddit, NextDoor, and SeeClickFix</p> <p>Sign up for City of Atlanta emergency alerts by texting "NOTIFYATL" to 888777.</p> <p>If you would like to leave ATL311 feedback from today's meeting, please take our survey by clicking this link: <a href="https://www.surveymonkey.com/r/ATL311Meeting">https://www.surveymonkey.com/r/ATL311Meeting</a>.</p>
<p><b>Public Works Code Enforcement</b></p> <p>Officer Ferguson  <a href="mailto:vferguson@atlantaga.gov">vferguson@atlantaga.gov</a>,  678-221-8215.</p>	<p>Pete Francis - No collection service on Thanksgiving Day</p> <p>Show appreciation for the community by practicing the Three Rs – Reduce Solid Waste, Reuse where possible and Recycle.</p> <p>Anything food based must go in green garbage container. The blue bin is for clean dry particles in this bin.</p> <p>Blue Bin is for clean recyclables not contaminated with food.</p>
<p><b>Watershed Management</b>  <b>Denise Stewart</b>  <b><a href="mailto:Denstewart@atlantaga.gov">Denstewart@atlantaga.gov</a></b>  <b>770-560-6572</b></p> <p><b>Please visit our website -</b>  <b><a href="http://www.atlantawatershed.org">www.atlantawatershed.org</a></b></p>	<p>Reminder to protect your pipes. Insulating pipes and disconnect hose. If temp drops below 32 degrees turn on at least one faucet to allow it to drip. Keep cabinet doors open to allow air to circulate and keep pipes warm in kitchen and bath.</p> <p>Rich Sussman had a question about the status for the North fork storm water diversion project. When will it begin. Denise to get back to Rich with answers.</p> <p>Jane Rawlings reports a leak on Chesire Bridge Rd. Denise asks that this goes through 311.</p>

5. Comments from Elected Officials- none

6. Consent Agenda

**Special Events**

Event Name/Applicant	Class/ # Participants	Event Location/ Date	Recommendation
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<a href="#">Whine Walk Run 5K</a> Patrice Peters	Class E/ 425 Participants Recurring Event	Piedmont Park May 6, 2023	Not present at time of consent agenda vote
<a href="#">Walk to End Lupus NOW</a> Teri Emond	Class D/5,000 participants Recurring event	Piedmont Park April 23, 2023	Support

## Board of Zoning Adjustment (BZA)

Event Name/Applicant	Request	Neighborhood Report	Recommendation
<a href="#">V-22-163</a>  760 Elkmont Dr NE	Construct a 2-story rear deck addition, an accessory structure, and a pool for existing dwelling (revised referral certificate)	<ul style="list-style-type: none"> <li>- VHCA Board &amp; Planning Committee unanimous approval</li> <li>- site visit conducted</li> <li>- lot coverage is being reduced</li> <li>- Neighbors have been notified</li> </ul>	Recommend approval

Note: the BZA application is on the consent agenda following the recent changes to our Policy Sheet.

**NPU-F Action: Motion by Kay Stephenson 2<sup>nd</sup> by Holly Sasnett to approve the Consent Agenda (after removing Whine, Walk and Run 5K) carries by a vote of 17 in favor, 0 opposed.**

### 7. Matters for Voting

#### Special Event Applications (MOSE)

Event Name		Event Location/Date
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<a href="#">Whine Walk Run 5K</a> Patrice Peters	Class E/425 Participants	Piedmont Park May 6, 2023
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Comments

**NPU-F Action: Motion to recommend approval by Kay Stephenson 2<sup>nd</sup> by Holly Sasnett carries by a vote of 17 ayes 0 nays.**

#### Alcohol License Applications (LRB)

Name of Business/Applicant	Property Address	Type of Business	Request
<a href="#">Motorboat</a> Timothy Catalfo	710 Ponce De Leon	Restaurant	Change of Ownership

**NPU-F Action: Motion to recommend approval by Jane Rawlings 2<sup>nd</sup> by Kay Stephenson conditioned on receiving confirmation that they will have control of the**

**parking spaces on the north side of the building (lease) carries by a vote of 16 ayes  
0 nays.**

Comments: Jack White has concerns for offsite parking and the spaces on the north side of the building will be available to satisfy their parking requirements.

**Board of Zoning Adjustment Applications (BZA)**

**Application**

[V-22-160](#) 558 Park Dr NE  
Applicant seeks to appeal a Fence Permit.

Comments: Information only. No action required by NPU.

[V-22-163](#) 760 Elkmont Dr NE  
Applicant seeks a variance to reduce the south side-yard setback from 7ft to 3ft for construction of an accessory structure and a special exception to allow active recreation (swimming pool) in a yard adjacent to a street for an existing single-family dwelling.

**VHCA report:** Applicants, owners, and residents Mustufa Salehbhai and Sabrian Kwon seek a variance to (A) reduce the south yard side setback from 7' to 3' to build a new accessory structure and deck in the right rear of their property and (B) a special exception to allow active recreation (a swimming pool) in a yard adjacent to a street for an existing single-family dwelling.

A site visit on 11-3-22 (Bullock, Saucedo, White) observed no tree or runoff issues. Lot coverage is being reduced and at the project's conclusion will equal the 50% legal maximum; no additional impervious surfaces may be added on the lot without an equivalent reduction of existing impervious or without a new variance. This lot now primarily drains down the driveway to the street. The removal of an existing carport and the new construction bring the city's stormwater requirements into effect, and a stormwater quality solution will be required. While no computations have yet occurred, no runoff is being captured or treated now, and CoA DWM will require at least the volume mandated by current law. The applicants report that the appropriate neighbors (755, 756, 760 Elkmont : 754 Cresthill, in the rear) have been notified.

Subsequent to the site visit, the city concluded (and informed the applicants) that "a tiny portion of the pool is not directly behind the structure and thus requires a special exception", a condition that (if accurate) largely arises because of the trapezoidal nature of the lot. The applicants report that the neighbors were duly informed.

On 11-9-22, the VHCA Planning Committee (Bullock, Saucedo, White) unanimously recommended approval; the VHCA Board did the same at its meeting on 11-14-22.

Comments:

**NPU-F Action: Motion to recommend approval by Jack White 2nd by Kay Stephenson carries by a vote of 15 ayes 0 nays.**

**Zoning Review Board (ZRB)**

## Z-22-78 Ponce de Leon and North Avenue

An Ordinance by Councilmember Amir Farokhi to rezone multiple properties, as more particularly described in this Ordinance, along Ponce de Leon Avenue and along North Avenue to add a zoning condition restricting drive-through facilities and drive-in facilities as an allowable use; and for other purposes.

### EXHIBIT A, EXHIBIT B, EXHIBIT C

#### Comments:

-42 of the 116 properties are in NPU-F. Of these 18 are currently zoned residential. (RG3 or R-LC) These are primarily between North Highland and Briarcliff. There are currently 2 drive thrus (bank and dry cleaners)

**NPU-F Action: Motion to recommend approval by Jack White 2nd by Jane Rawlings carries by a vote of 12 ayes 1 nays.**

8. Presentations – Nathan Soldat, Atlanta Beltline, Inc.: Ponce Streetscape Project,  
From Brittany Brewster - Hello! Pleased to meet everyone. I am available via email at [bbrewster@atlbeltline.org](mailto:bbrewster@atlbeltline.org). Thanks!

Kevin Burke is stepping in for Nancy Newell the PM on this project.  
The project is to improve bike and pedestrian travel through this corridor at Boulevard to Ponce City Market on Ponce De Leon Ave NE.

Rich Sussman questioned who would maintain the landscaping

Stephanie Coffin asks about the trees planting around her neighborhood.

Georgia Power restricts certain trees, and the crepe myrtle meets these restrictions and we are open to suggestions.

Holly Sasnett requests that trees be in our eco system native to our area.

Debbie Skopczynski asks why the bike lanes do not extend past Ponce Place – answer to come soon. Following the meeting, ABI sent this response:

“We'd have to remove travel lanes on Ponce to make the bike lanes fit in that section. The LCI project scope really focused on improving the streetscape, building the ramp to the Eastside Trail and refurbishing/enhancing the bike lanes that GDOT installed west of Ponce Place years ago.”

9. Planner's Report - Joel Carnow (substitute planner)

NPU University - NPU University offers free courses in community leadership, planning, and civic participation. This month we have:

'How Does the NPU System Work' on Tuesday, November 15, 2022 at 6:00PM

<https://www.npuatlanta.org/event-details/cp1002-npu-101-how-does-the-npu-system-work>

'Density Matters and Neighborhood Revitalization' on Wednesday, November 30, 2022 at 6:00PM <https://www.npuatlanta.org/event-details/cd1004-003-density-matters-and-neighborhood-revitalization>

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

**Community Impact Grant** - The Information Session for the 2023 Community Impact Grant will be held on Wednesday, December 14th from 6:00PM to 7:00PM via Zoom. This mandatory session is required for the project manager or Chairperson of all NPUs who will apply for funding to complete impactful community projects in 2023. To qualify, NPUs must have successfully closed out any previous year grant awards. Applications will be due on February 28, 2023.

Atlanta Zoning 2.0 - Please join us as the Office of Zoning launches its first Focused Workshop 'Zoning Diagnostic and Citywide Alternatives' on Tuesday, November 29th at 6:30PM in the Habitat for Humanity Headquarters at 824 Memorial Drive SE. Please visit ATL Zoning 2.0 for more details.

### 10. Neighborhood and Committee Reports

<b>Lindridge Martin Manor</b>	Rich Sussman – We held our first in person meeting at Taverna Plaka. We have an interim President Rodrique Butress and vice president Jeremy Denton. Officer elections are next November.
<b>Piedmont Heights</b>	Bill Compton – We had our annual meeting on Nov 13 <sup>th</sup> . The biggest topic was the proposed GDOT round-about that is scheduled to be built in a couple of years on Monroe and Piedmont Circle and St Rd 13. We are currently trying to organize feedback to alter plan for construction which calls for a 10 month 5 mile detour which reroutes cars through neighborhoods which we are against. We will combine forces with other areas to discuss with GDOT alternative approaches. We elected new board members and will have election of officers in January.
<b>Morningside Lenox Park</b>	Holly Sasnett – our annual meeting was held last week. New president is Don Campbell. Don was previously was vice president.
<b>Virginia-Highland</b>	Stephanie Coffin – We are planting about 50 trees on Nov 26 from 9-1 at John Howell Park
<b>Education (Leah Matthews)</b>	Under Midtown cluster the rezoning process will start back up in 2023 The next community meeting with Michelle Olympiadus in December

	The naming committee has decided the new name will be Virginia Highland Elementary (formerly Inman Middle School)
<b>Public Safety (Kay Stephenson)</b>	<p>Kay Stephenson – In the past we have combined with other area neighborhoods to provide a meal from DBA BBQ on Dec 7<sup>th</sup>. We also plan to raise money to improve the office.</p> <p>Drop toys for children under 12 years old</p>
<b>APAB (Kay Stephenson, Delegate, Debbie Skopczynski, Alternate)</b>	November is the month we vote new officers. Meeting is next Saturday
<b>Chair Report</b> -	<p>The Atlanta Zoning 2.0 project is starting up again. The first Focused Workshop #1 – Diagnostic/Citywide Alternatives is November 29<sup>th</sup> at 6:30 pm-8:00 pm. This is a hybrid meeting – in person at the Atlanta Habitat for Humanity and Zoom. Close-out reports for the 2022 Community Impact Grants are due on December 31<sup>st</sup>. The City is providing a form to use in the next week or so. Please be sure that you have receipts that total or exceed your grant. I'm unclear if we need to account for the additional funds that were given to us above and beyond the grant, but if you have receipts for that, please include those too.</p> <p>The 2023 Grant will be announced in December. The Project Manager training is on December 14<sup>th</sup>. If you are interested in being a project manager, let me know. As in previous years, there will be a \$1,500 bonus if an officer of the NPU attends 3 specific NPU-U classes. The deadline for submission for a grant is February 28<sup>th</sup> (which means we have to vote on it at our February meeting.) Please start thinking about projects now. I'd like to include in our submission a request for funds to support our website and Google Workspace which includes our gmail account.</p> <p>ATLDOT has announced a Thanksgiving Holiday weekend Moratorium. No lane, road or sidewalk closures for construction projects will be allowed between noon Wednesday to 9 am Monday to provide the people moving within and through our great City, a work zone-free travels for the Thanksgiving Holiday.</p> <p>Atlanta's LIFT 2.0 homeless response plan which works with government, non-profits, businesses and community stakeholders to provide support services and permanent housing for people in need. The goal is to provide housing placements for 1,500 households. They encourage the community to participate in their frequent update meetings. There are no meetings listed on their website, but if you google LIFT 2.0 Homeless Response Plan or partners for home Atlanta to see their progress to date and connect with their</p>



	<p>efforts. If there are neighborhood leaders working on this issue, please forward their names so that I can pass along communications when I receive them.</p> <p>Neighborhoods are having their annual elections. Please forward your new neighborhood officers to me so that I can get filming, code enforcement, SAPs, noise variations, zoning, etc. to the right folks.</p> <p>Early voting in Fulton County begins on November 27. or you may vote even if you did not vote in the General Election. There are fewer Early Voting locations for the run-off, although the Ponce and Buckhead libraries will be open. NPU-F meetings will move to Wednesdays starting in January 2023. We are also changing zoom rooms so you will need to reregister to get a new link. A notice will be sent out in December with the new link.</p> <p>NPU-F will continue to meet virtually.</p>
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11. Old Business-None

12. New Business

- Election of 2023 NPU-F Officers and Committee Chairs
- Officers: Chair, Vice Chair, Secretary(ies)

Committee Chairs: Zoning & Economic Development (Planning), Alcohol Licensing and Permits, Public Safety, Education, and Parks, Trees and Environment, Communications (ad hoc)

Nominations from the floor:

Position	Candidate
Chair	Debbie Skopczynski*
Vice-Chair	Kay Stephenson*
Secretary(ies)	Aruna Narasimhan* Carol Shunnarah*
Zoning & Economic Development (Planning)-co-chairs	Jack White* Rebekah Falkler*
Alcohol Licensing and Permits	Jane Rawlings*

Public Safety	Kay Stephenson*
Parks, Trees and Environment – co-chairs	Rich Sussman * Holly Sasnett
Education	Leah Matthews*
Communications (new - ad hoc committee)	Andrew Mackler

Motion to accept the slate of candidates as presented by Bill Compton 2nd by Ronald Ledesma carries by a vote of 14 ayes 0 nays,

13. Adjournment

The meeting was adjourned at 8:53 pm. Motion by Kay Stephenson 2nd by Jane Rawlings.

## PUBLIC NOTICES AND ANNOUNCEMENTS

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

### NPU-F New Meeting Day

**Effective January 2023, NPU-F will meet virtually on the Third Wednesday of each month.**

### 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.