

NEIGHBORHOOD PLANNING UNIT – F



Wednesday, January 18, 2023 at 7:00 PM

Please pre-register by clicking [HERE](#)

Meeting ID: 845 9824 9006

Dial In: +1 646-558-8656 Access Code: 845 9824 9006#

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

1. Welcome and Opening Remarks

- No additions to the agenda and no objections from the floor. Agenda was adopted unanimously.

2. Approval of Minutes

Thanks to Carol Shunnarah for taking minutes last month. The December minutes were sent to those on the NPU mailing list which includes verified members.

Motion to approve the minutes was made by Kay Stephenson and seconded by Rich Sussman and carries by a vote of 12 Ayes with no objections. December 2022 minutes are adopted.

3. Announcements - None

4. Reports from City Departmental Representatives

Atlanta Fire Department Station 19 North Highland, Station 29 Monroe Drive Battalion Chief Derek Harris	Captain Ronald Slatton Atlanta Fire Battalion 3 Officer in Charge rslatton@atlantaga.gov No major incidents to report.
Atlanta Police Department Zone 2 – Major Ailen Mitchell Zone 6 – Major Webster	Major Ailen Mitchell APD Zone 2 Commander. aamitchell@atlantaga.gov 2022 was even in crime with the previous year. Zone 1 was up 10%, Zone 2 was down 14%. Zone 6 was up 5%. Zone 2 made numerous arrests and traffic stops. The zone has lost staff. The recent cost of living increase helps with recruitment as will the



	<p>planned public safety training center. Most crimes continue to be vehicle related. Officers have conducted undercover operations along Cheshire Bridge Road and I85. Allure Club was recently cited for opening after hours. The writ has not yet been served.</p> <p>Major Webster Zone 6</p> <p>Majority of crimes are property related. The zone experienced a drop in crime during the second half of 2022. Vehicle crimes are mostly perpetrated by juveniles. Commercial burglaries are up. An NPU resident inquired about the bar at 736 Ponce de Leon. The APD HEAT team helped last year but the area needs more of a police presence. There are issues with parking, gunshots, etc. Major Webster agreed to look into the issues.</p>
<p>ATL311</p> <p>ATL311 is the Non-Emergency Call Center for City of Atlanta Services</p> <p>Open Monday-Friday from 7am-7pm.</p>	<p>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 SeeClickFix <p>Sign up for City of Atlanta emergency alerts by texting "NOTIFYATL" 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 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. □If you would like to leave ATL311 feedback from today's meeting, please take our survey by clicking this link: https://www.surveymonkey.com/r/ATL311Meeting</p>
<p>Public Works Code Enforcement</p> <p>Officer Ferguson</p> <p>vferguson@atlantaga.gov, 678-221-8215.</p>	<p>Officer L. Lawrence City of Atlanta Dept of Public Works (S.W.E.E.T) lilawrence@atlantaga.gov</p> <p>There is a one day delay for solid waste collection after MLK day.</p> <p>Christmas trees are being picked up as-is.</p>

5. Comments from Elected Officials

<p>Councilmembers</p> <p>Alex Wan, awan@atlantaga.gov, 404-330-6049</p> <p>Amir Farokhi, District 2, 404-330-6038</p> <p>Liliana Bakhtiari, District 5, 404-330-6048</p>	<p>Councilmember Alex Wan is on the Finance and Transportation Committees. Work on the Monroe complete streets project, and the Montgomery Ferry and Piedmont areas continues. Improvements are also being considered for the Johnson Rd/Lenox intersection.</p> <p>ATAG 3 is working on revising the Alcohol Code. Jane Rawlings and Kay Stephenson serve on ATAG.</p> <p>Additional funds have been allocated to upgrade 911 systems.</p> <p>A resident requested an update on infrastructure bond funds for parks. Can Park Pride administer some of funds? It would be more direct and faster than going through the Parks Department.</p> <p>A resident mentioned concerns with drainage issues along Ponce de Leon Place.</p>
<p>State Reps Park Cannon</p> <p>Stacy Evans</p> <p>stacey@staceyevans.com</p> <p>Kennedie McClung– Chief of Staff</p>	<p>Chief of Staff Kennedie McClung updated the NPU on the 2023 legislative session.</p> <p>A weekly recap newsletter from Representative Evans is available on her website.</p> <p>kennedie@staceyevans.com</p>
<p>Others –</p>	<p>Jodi Merriday from the Mayor's office of community engagement introduced herself to the group.</p> <p>jlmerriiday@atlantaga.gov 4703162382</p>

6. Consent Agenda

Special Events

Event Name/Applicant	Class/ # Participants	Event Location/ Date	Recommendation
<p>Atlanta Persian Festival Hamid Garmestani</p>	<p>Class D/ 2,000 Participants Recurring Event</p>	<p>Piedmont Park April 1-2, 2023</p>	<p>Support</p>
<p>404 Day Randall Fox & Ricky Mayberry</p>	<p>Class E/ 200 Participants Recurring event</p>	<p>Piedmont Park April 4, 2023</p>	<p>Support</p>
<p>Piedmont Park Arts Festival Randall Fox</p>	<p>Class E/1,999 Participants Recurring Event</p>	<p>Piedmont Park August 19-20, 2023</p>	<p>Support</p>
<p>AIDS Walk Atlanta & Music Festival Clare Doyle</p>	<p>Class D/3,000 Participants Recurring Event</p>	<p>Piedmont Park September 23, 2023</p>	<p>Defer</p>

Board of Zoning Adjustment (BZA)

Event Name/Applicant	Request	Neighborhood Report	Recommendation
V-22-187 770 Ponce de Leon Terrace NE	Applicant seeks a variance to 1) reduce the west side setback from 7 feet to 3 feet for a garage and 2) reduce the east side setback from 7 feet to 4 feet 6 inches for a single-family dwelling.	<ul style="list-style-type: none"> — VHCA Board & Planning Committee unanimous approval — Site visit conducted — Neighbors have been notified 	<p>VHCA:</p> <p>Recommend approval</p> <p>Removed for discussion</p>
V-22-196 1072 (or 76?) Monroe Drive NE	Variance to increase the maximum lot coverage from 50 percent to 64.5 percent for construction of driveway for an existing single-family dwelling.	-	Defer

V-22-187 was removed for further discussion.

NPU-F Action: Motion by Kay Stephenson 2nd by Jane Rawlings to approve the Consent Agenda as modified carries by a vote of all in favor, 0 opposed.

7. Matters for Voting

Special Event Applications (MOSE)		
Event Name	Class/Participants	Event Date
Park Tavern Oyster Fest 2023 (GPE) Paul Smith	Gated event/ 1,500 participants Recurring	Park Tavern 500 10 th St February 11, 2023

Comments: Impact on park is minimal because of fencing. Security available for parking.

NPU-F Action: Motion to support made by Jane Rawlings 2nd by Kay Stephenson carries by 16 ayes and 0 nays.

Park Tavern Spring Fest 2023 (GPE) Paul Smith	Gated event/ 1,500 participants Recurring	Piedmont Park March 4 and 11, 2023
---	---	---------------------------------------

Comments: Same area as Oyster Fest. Two separate one day events.

NPU-F Action: Motion to support made by Kay Stephenson 2nd by Rich Sussman carries by 16 ayes and 0 nays.

Atlanta Dogwood Festival Rebekah Carter-Jones	Class A/ 70,000 Participants Recurring Event	Piedmont Park April 14-16, 2023
--	--	------------------------------------

Comments: Event held on main stage on meadow. Pushing to shut down at 9 PM. Same security as before.

NPU-F Action: Motion to support by Holly Sasnett and second by Kay Stephenson Approved by 14 ayes and 0 nays.

Pure Heat Community Festival Melissa Scott	Class C/19,000 Participants Recurring Event	Piedmont Park September 3, 2023
---	---	------------------------------------

Comments: Applicant not present.

NPU-F Action: Motion to defer made by Kay Stephenson 2nd by Rich Sussman carries without objections.

Alcohol License Applications (LRB)		
Name of Business	Property Address	Request
Johnny's Pizza Daniel Shane Dailey	1810 Cheshire Bridge Rd	Restaurant Change of Ownership

Piedmont Heights Report: Recommend approval

Comments: Mr Dailey is not currently selling alcohol. He is repeating the application process initiated in 2021 for beer only.

NPU-F Action: Motion to support made by Jane Rawlings 2nd by Kay Stephenson carries by 16 ayes, and 0 nays.

Daily Chew Julia E. Kesler Imerman	2127 Liddell Drive	Restaurant New Business
---	--------------------	----------------------------

Report: Recommend approval

Comments: location is new to alcohol license. MLPA has no objections. Elizabeth Mahoney attorney and Julia Imerman, Owner present. Zoning is attached to the catering business. Restaurant is accessory use. Parking is determined by current code for manufacturing. 40% of total business is the restaurant, while 60% is catering. What happens if restaurant dominates catering? Ms Rawlings noted that the only use that requires extra parking is a nightclub. Parking for restaurant is zoning matter, not an alcohol license matter.

NPU-F Action: Motion to support made by Jane Rawlings 2nd by Kay Stephenson and Rich Sussman carries by 17 ayes and 0 nays

Six Feet Under Harry R. Mitchell Jr.	1824 Cheshire Bridge Road	Restaurant Change of Ownership
---	---------------------------	-----------------------------------

Comments: Application has been amended. Applicant has voluntarily deferred application to February.

NPU-F action: Jane Rawlings made motion to defer, Kay Stephenson seconded. Motion passed with No objections.

Yakitori Kona Christine Nguyen	1004 Virginia Avenue	Restaurant New Business
--	----------------------	------------------------------------

Report: Recommend approval. New business application to serve Beer and Wine. VHCA planning committee reviewed and has no objections.

NPU-F Action: Motion to support made by Jane Rawlings 2nd by Kay Stephenson carries by 15 ayes and 1 nay.

Board of Zoning 'Adjustment Applications (BZA)

[V-22-187](#) 770 Ponce de Leon Terrace NE

Applicant seeks a variance to 1) reduce the west side setback from 7 feet to 3 feet for a garage and 2) reduce the east side setback from 7 feet to 4 feet 6 inches for a single-family dwelling.

VH Report: Applicant Mark Arnold on behalf of residents and owners Jamie & Allison DelMedico. The Planning Committee (Bullock, Campis, Saucedo, White) did a site visit on 12/30/22: The applicant was recovering from Covid and participated via phone.

The existing structure with its non-compliant sideyard setbacks will be demolished. The proposed new home will be built significantly atop the site of the original foundation and have similar eastern sideyard setbacks. A driveway leading to a new proposed accessory building (housing a garage) in the rear will run along the western property line.

The lot is narrow and very deep, totaling 13,751 s.f., among the larger in VaHi. Its width (just under 50') does not conform to the R-4 minimum of 70', which the applicant cites that (among other points) as a hardship. The lot drops sharply in the rear; all stormwater will be directed in that direction and should be absorbed on site. The lot coverage and FAR are legal.

Four trees will be removed. An enclosed CoA boundary tree agreement signed by the next door neighbors at 780 Ponce Terrace addresses two boundary oaks (55" & 28", located on the southeast corner of the home near the front; they will not survive the demolition and new construction. The neighbors have declined to have new trees on their own property.

The applicant has asked the city declare a third oak near the northeast corner at the rear of the existing structure as DDH. A fourth tree - a 55" poplar - is in the buildable area of the back yard and is slated for removal to accommodate the garage; recompense will be paid on it and others, per the arborist's final determination.

The applicant reports that the appropriate neighbors on the front, rear, and both sides have been notified.

On 1/4/23, the Planning Committee (Bullock, Campis, Harward, Saucedo, Van Horne, White) met via Zoom with the applicant and owners. It unanimously recommends approval to the VHCA board.

At the VHCA BoD meeting of 1-9-23, the Board unanimously recommended approval to NPU-F.

NPU-F Action: Item moved from Consent Agenda to Main agenda- Applicant present

VH planning committee recommends approval. Overall goal is to ensure health of oak trees. Provision will be made for 55" oak tree on neighbor's yard.

NPU-F Action: Motion to support made by Rebekah Falkler, 2nd by Kay Stephenson. Motion carries by 11 ayes and 0 nays.

[V-22-188](#) 1357 Berwick Avenue NE

Variance to 1) reduce the half-depth front yard from 17.5 feet to 4 feet, 2) exceed the maximum total floor area allowed for accessory structures from 30 percent of the main structure to 46 percent of the main structure, and 3) allow an accessory structure to project beyond the front of the main structure in the half-depth front yard for construction of an accessory structure for an existing single-family dwelling.

MLPA Report: MLPA recommends approval

NPU-F Action: Motion to support made by Rebekah Falkler, 2nd by Kay Stephenson. Motion carries by 10 ayes and 0 nays.

8. Presentations-None

Planner's Report -Doug Young – Mr. Young updated the group on upcoming course offerings at NPU University. These include orientation for newly elected officers and zoning fundamentals. Zoning 2.0 workshops are ongoing. January NPU Planner's Report can be found at:

<https://www.atlantaga.gov/government/departments/city-planning/neighborhood-planning-units/updates>

Doug Young, Interim Director, Office of Design and NPU F Planner, 404-330-6702, dyoung@atlantaga.gov

9. Neighborhood and Committee Reports

Lindridge Martin Manor	N/A
Piedmont Heights	N/A
Morningside Lenox Park	N/A
Virginia-Highland	A neighborhood townhall meeting is scheduled for January 30.
Edmund Park	N/A
Emory/CDC area/ Druid Hills	N/A
Parks, Trees & Environment (Rich Sussman)	Trees Atlanta is moving to new headquarters.
Education (Leah Matthews)	N/A
Communications (Andrew Mackler)	N/A
Public Safety (Kay Stephenson)	APD is holding State of the Zone quarterly meetings. Seventeen representatives from different neighborhoods are involved. Neighborhood patrol costs are going up and it is harder to find officers.

<p>APAB (Debbie Skopczynski, Voting Member)</p>	<p>No APAB report this month. APAB will meet on January 28th.</p>
<p>Chair Report</p> <p>-</p>	<p>Nominations are now open for the 2023 Community Design Awards (CDAs). The CDAs are a way for the NPU to recognize the buildings, public spaces, events, art, organizations, etc. that make your community a better place to live. Examples of previous winners include neighborhood events, community organizations, new buildings, public art programs, individuals or organizations who have made a significant contribution to a neighborhood, public agencies working in that part of the city, etc.</p> <ol style="list-style-type: none"> 1. Nominations are open and will be received to our office until Monday, February 27th at 5:00 PM. Nominations can be submitted from the public as well as from the NPU body. 2. Each nomination will be assigned to an NPU based on their location. 3. It will be placed as an NPU agenda item in late March or early April. The NPU will vote on a winner based on the submissions received but may also decide that none of the nominations warrant a Community Design Award. There can only be one Community Design Award winner from each NPU regardless of the number of nominations. <u>Nominations can be made from the floor.</u> 4. Winners will be notified and invited to the Design Awards ceremony. The event is also open to the public. <p>The 2nd Focused Workshop for the Atlanta Zoning re-write was held last night. The primary topic was parking. A link to a survey can be found on the Consent agenda. Next workshop is February 28th at the Buckhead Library.</p> <p>The 2023 Community Impact Grant was announced in December. The max grant is \$5,000, with a \$1,500 bonus if an officer of the NPU attends 3 specific NPU-U classes (includes Chair Orientation, elected officials training, and Parliamentary training.) I recommend the Parliamentary training for the new neighborhood presidents. The deadline for submission for a grant is February 28th (which means we have to vote at our February meeting.) Please send your project proposals to me no later than Feb 10th so that I can work out any issues prior to the Feb 15th meeting.</p> <p>I received a Riparian Buffer Encroachment application today for 1326 Wayne Rd in Morningside. The plans are to demolish the home and rebuild a new house in the 75 ft stream buffer. I've sent the application to Rebekah and Jack for their review and comment.</p> <p>Update on BL-22-070 at Cooledge/Monroe/Kanuga which is</p>

	<p>an application of the Atlanta Botanical Gardens to build a self-storage facility (in the former Cantoni location). The Beltline DRC met this evening. Recommend that those interested should watch for articles in the VaHi Voice.</p> <p>I have been invited to participate this weekend in a Neighborhood Summit sponsored by the Mayor's office. More to report next month.</p> <p>NPU-F will continue to meet virtually on the third Wednesday of the month</p>
--	--

10. Old Business - None

11. New Business- None

12. Adjournment

The meeting was adjourned at 9:06 pm. Motion by Kay Stephenson 2nd by Rich Sussman.

PUBLIC NOTICES AND ANNOUNCEMENTS

Design Awards 2023 – NPU Nominations on Community Design Awards
<p>Nominations are now open for the 2023 Community Design Awards! The Community Design Awards are a way for the NPU to recognize the buildings, public spaces, events, art, organizations, etc. that make your community a better place to live. Examples of previous Community Design Award winners include: neighborhood events, community organizations, new buildings, public art programs, individuals or organizations who have made a significant contribution to a neighborhood, public agencies working in that part of the city, etc. Nominations can be submitted from the public as well as from the NPU body. The deadline for submission is Monday, February 27, 2023. Visit the Design Awards 2023 website for additional details.</p>

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