

NEIGHBORHOOD PLANNING UNIT – F



Wednesday, April 19, 2023 at 7:00 PM

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

- The meeting was called to order at 7:00 pm
- The agenda is adopted without objection.

2. Approval of Minutes

March minutes are adopted by unanimous consent.

3. Announcements

- **ATLZoning 2.0 – Zoning Workshop #4: Conservation Area Alternatives**

Thursday, April 20th, beginning at 6:30 pm. Conservation Areas are the usually low-rise, tree-covered rural, suburban, and urban neighborhoods that make up much of the city. This Hybrid Meeting will be held in-person at 2800 Campbellton Road SW, Atlanta, GA 30311. Register to participate in In-Person online at ATLZoning.com or register and attend virtually on [Zoom](#) or [YouTube](#).

- **Partners for HOME** is conducting four NPU virtual listening sessions on Homelessness in Atlanta. Registration info is in the chat. The last two sessions are:

Monday, April 24th, 4:00 – 5:00 PM

Wednesday, April 26th, 8:00 – 9:00 AM

2. Reports from City Departmental Representatives

Atlanta Police Department

Major Ailen Mitchell APD

Zone 2 Commander.

aamitchell@atlantaga.gov

Zone 6 – Major Webster

Major Mitchell- We are even in crime for this same time from last year. We are up in 2 categories. One is shoplifting up 49% and up 11% in car break-ins.



	<p>We have seen car break ins along the Cheshire Bridge Road corridor. We have been doing joint details with zone 6. We have made over 300 arrests this year.</p> <p>We met with the gas station about allowing people to loiter.</p> <p>We plan this summer to have bicycle patrols along Cheshire Bridge where currently on 400 Path and Buckhead Path.</p> <p>We are sending officers to training center, but this does not affect response times. We still have the resources we need to fight crime.</p> <p>You can get crime stats on the web: www.atlantapd.org for crime stats. www.connectatlanta.org to integrate your cameras. Follow us on social media (twitter, facebook, Instagram) @atlantapolice</p> <p>For 2021 Zone 2 won the crime reduction award two years in a row.</p> <p>Captain Graham for Major Webster: For the last 30 days we have had 58 crimes, 49 being thefts from cars and auto thefts burglaries and others being larceny. We have had 5 auto thefts none were Kias or Hyundais. We have had 10 gun thefts last time and this time only 4 which is progress. One aggregated assault at a bar on Piedmont, where an altercation where a man threw a bottle at another.</p> <p>One homicide at Cheshire Motor Inn; we do not believe the community is in jeopardy at this time.</p>
<p>APD Code Enforcement Delores Bryant Officer Lyles – In Rem manager Officer Joseph Young Atlanta Police Department Code Enforcement Section Jeyoung@atlantaga.gov (470) 694-1236</p>	<p>Kitina Brayboy for Officer Mitchell Code Enforcement – Status on: 2050 Cheshire Bridge - Unable to gain entry on 1/19/23 2277 Cheshire Bridge – notice has been mailed for this and an officer will go back on 5.15 and issue citation if not completed.</p> <p>1102 Briarcliff Place – the property has been posted 1386 Wayne Ave – the owner does not live in state and contact must be made with local jurisdiction to serve notice; 3 attempts will be made. Contact Joseph Young for more info on this property.</p>

<p>ATL311 Cheyenne Forbes</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"> 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>The City of Atlanta has launched a new artificial intelligent (AI) chatbot to the ATL311 website, mobile app, and 311 call system. Our chatbot is the fastest way to submit a service or general request by submitting cases and receiving answers within minutes. When visiting the website or mobile app, simply click on the chat icon in the lower right-hand corner and begin to chat. You can also access ATL311's chatbot by dialing 404-546-0311 and following the prompts.</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>Mayor Dickens has declared 2023 The Year of the Youth! This citywide initiative will work to equip Atlanta's young people with the resources they need to thrive. You can learn more information at ATLYouthEngage.com</p> <p>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>Pete Francis -be mindful of waste that does not go in trash containers. Due care needs to be used when</p>

Officer Ferguson vferguson@atlantaga.gov , 678-221-8215.	disposing items such as paint or pesticide. CHARM takes these products. You can use cat litter to make as solid and put in waste.
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3. Comments from Elected Officials – none present

Others Present	Jonathan L. Harris, Community Engagement Manager Office of Fulton County Commissioner Natalie Hall, District 4 404-612-8259 office 404-822-9165 mobile Jonathan.harris@fultoncountyga.gov
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4. Consent Agenda

Board of Zoning Adjustment

V-23-14 1832 Monroe Drive NE	Applicant seeks a variance to increase the lot coverage from 50 percent to 70.15 percent.	PH: Under review	Defer at the request of the applicant
V-23-32 836 Yorkshire Road NE	Applicant seeks a variance to 1) reduce the rear yard setback from 15 feet to 4 feet and 2) increase allowable lot coverage from 50 percent to 66 percent.	NPU-F: deferred at March meeting	Application withdrawn – no action taken
V-23-49 666 Park Drive NE (AKA 664 Park Drive NE)	Applicant seeks a variance to 1) reduce the required southern side yard setback from 7 feet to 3 feet and 2) reduce the required rear yard setback from 15 feet to 4.9 feet for construction of an accessory structure for a single-family dwelling.	VHCA: Site visit conducted; neighbors notified; no tree, lot coverage issues; stormwater will be directed to dry-well; accessory building cannot be used as ADU b/c it exceeds allowable area.	Recommend Approval
V-23-51 869 Virginia Circle NE	Applicant seeks a variance to 1) reduce the half-depth front yard from 17.5 feet to 6 feet, 2) reduce the rear yard setback from 15 feet to 2.5 feet and 3) a special exception to place a recreational use adjacent to the public right-of-way.	VHCA: Site visit conducted; neighbors notified, no tree or stormwater issues; pool/wall provides access in rear yard; approval of all 3 parts	Recommend Approval

Special Events

Event Name/Applicant	Class/ # Participants	Event Location/ Date	Recommendation
Cafe City Music Rodeo Queen Brown de Thiam	Class E/ 1,000 Participants New Event	Piedmont Park June 10, 2023	Support
EVECE Walk for Life Edrea Edwards	Class E/ 1,500 Participants New Event	Piedmont Park August 26, 2023	Support Not present
ONE Musicfest--A Piedmont Park Conservancy fundraiser Terrell Henderson & Mark Banta	Gated/ 40,000 Participants New Event	Piedmont Park October 28-29, 2023 (New dates)	Defer at request of applicant
Piedmont Park Holiday Market Randall Fox	Class E/1,999 Participants Recurring Event	Piedmont Park November 25-26, 2023	Support

NPU-F Action: Motion by Rich Sussman 2nd by Kay Stephenson to approve the Consent Agenda after removing EVECE Walk for Life carries by a vote of 14 in favor, 0 opposed.

5. Matters for Voting

Alcohol License Applications (LRB)

Name of Business	Applicant	Property Address	Type of Business/ Request
Bambinelli	Joseph Bambinelli	455 Plasamour Dr NE	Restaurant New Business

PHCA Report: No report

Alcohol Permits Report: Liquor, beer and wine for on-premise consumption. No live entertainment. Joseph Bambinelli was present and stated he has 4 other liquor licenses. This is traditional Italian New York food. Pasta and Pizza, salads, great appetizers etc. Hours: 11 am- 10 PM. Will be patio seating. This space has been used as a commissary for other locations.

NPU-F Action: Motion to recommend approval of application by Jane Rawlings by 2nd by Kay Stephenson carries by 16 in favor and 0 opposed.

Alcohol License Applications (LRB) Review and Comment Only

Name of Business	Applicant	Property Address	Type of Business/ Request Request
Yumbii	Carson Young	931 Monroe Drive NE (NPU-E)	Restaurant New Business

Comments: No comments.

NPU-F Action: None required

Update on KRA Haus: Jane Rawlings and Debbie Skopczynski attended the LRB hearing for the KRA Haus application last night. It was on the agenda as a Denial by NPU. The LRB took the position that the amended application before them indicated no live entertainment or customer dancing therefore the distance requirement was not applicable, the parking issue was a matter for zoning/planning not the LRB, and that the church did not meet the legal definition of a church since it was not regularly meeting.

Board of Zoning Adjustment Applications (BZA)

V-23-45 1050 Wildwood Road NE

Applicant seeks a special exception to 1) allow a 7.5 foot fence in the required western side yard setback and 2) allow a 9.83 foot fence in the required eastern side yard setback for a single-family dwelling.

MLPA report: Approved

Comments: Brian Blake would like more privacy for 11 year old and guests. It also secures lighting for neighbors. Neighbors ask that the fence be softened a bit more.

NPU-F Action: Motion to recommend approval by Rebekah Falkler, 2nd by Jane Rawlings carries by a vote of 16 in favor and 0 opposed.

V-23-49 **666 Park Drive NE (AKA 664 Park Drive NE)**

Applicant seeks a variance to 1) reduce the required southern side yard setback from 7 feet to 3 feet and 2) reduce the required rear yard setback from 15 feet to 4.9 feet for construction of an accessory structure for a single-family dwelling.

VHCA report: Applicant Nina Gentry (on behalf of owner Benjamin Kunde - who under a separate building permit from the city is already constructing a new home at this site. At a site visit on 3-30-23, the Planning Committee (Bullock, White) observed no tree issues and noted an atypically steep hill commencing at the rear property line and descending 15-20' to the adjacent rear yard at 715 Elkmont. From above, the hill appears stable and vegetated. Lot coverage is proposed at 48.6%; all applicable Stormwater Ordinance requirements apply. The applicant specifically noted that all stormwater from the proposed accessory structure will be directed to a properly-sized dry well that conforms with CoA DWM specifications in front of the structure and that there will be no increase from pre-existing surface flows leaving to the rear down the hill. The structure meets the R-4 requirements for an Accessory building, but cannot be used as an ADU because it exceeds the allowable area and the Applicant has removed the cooking appliance shown on the plan by X-ing it out. The applicant acknowledged the absence of a stove.

The applicant reported sending letters to the appropriate adjacent neighbors. At its meeting on 4-5-23 (attended by the applicant, owner, and the owner of 715 Elkmont), the VHCA Planning Committee (Bullock, Campis, Harward, Saucedo, White) unanimously recommended approval to the VHCA Board. At its meeting on 4-10-23 (attended by the applicant, owner, and the owner of 715 Elkmont), the VHCA Board unanimously made the same recommendation to NPU-F.

NPU-F Action: Consent agenda - recommend approval

[V-23-51](#) 869 Virginia Circle NE

Applicant seeks a variance to 1) reduce the half-depth front yard from 17.5 feet to 6 feet, 2) reduce the rear yard setback from 15 feet to 2.5 feet and 3) a special exception to place a recreational use adjacent to the public right-of-way.

VHCA report: At a site visit on 3-30-23, the Planning Committee (Bullock, White) observed no tree or stormwater issues. A variance-approved fence/wall is in place on the property's eastern boundary on the Barnett Street half-depth property line. The Planning Committee notes that 2.5' proposed rear setback is less than the 3' minimum that the city typically seeks to accommodate maintenance needs, but in this instance the use is a pool and wall that will allow appropriate access. The applicants report that the appropriate neighbors have been notified; the Planning Committee received no comments.

At its meeting on 4-10-23 (attended by both the applicant/owner,), the Planning Committee (Bullock, Campis, Harward, Saucedo, White) unanimously recommended approval of all three parts to the VHCA Board. At its meeting on 4-10-23 (also attended by the applicant/owner,) the VHCA Board unanimously made that same recommendation to NPU-F.

NPU-F Action: Consent agenda – recommend approval

Text Amendments – Zoning Ordinance

[Z-23-15](#)

An Ordinance by Councilmember Alex Wan to amend permitted uses in Light Industrial Districts in the City of Atlanta Code of Ordinances Chapter 16 Section 16-16.003 Light Industrial District regulations to prohibit warehousing, self-storage facilities, and distribution centers within five hundred feet of the BeltLine Corridor as defined by city code Section 16-36.007; and for other purposes. [FACT SHEET](#)

Comments: This legislation was previously approved by NPUs in 2017 but language was dropped when Quick Fix Phase 2 was adopted.

NPU-F Action: Motion to recommend approval by Kay Stephenson 2nd by Jane Rawlings carries by a vote of 15 in favor and 1 opposed.

Special Event Applications (MOSE)

Event Name	Class/Participants	Event Location	Event Date
Virginia Highland Porchfest Mallory Izbicki	Class D/9,000 Participants (includes fun run)	John Howell Park-Barnett Street-Adair Avenue-Ponce de Leon Terrace-Drewry Street	May 20, 2023

Comments: 3rd year of Porch Fest and is fundraising event. We are bringing in a lot more support more trash cans, restrooms and security. Jack White asks about clarity on streets being closed.

NPU-F Action: Motion to recommend support by Kay Stephenson 2nd by Marla Johnson carries by a vote of 7 approved and 1 opposed.

Virginia Highland Summerfest & Summerfest 5K Mallory Izbicki	Class D/8,000 Participants	797 Virginia Avenue NE	June 9-10, 2023
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	(includes fun run)		
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Comments: This is the 37th year. Question about vendors being Saturday only. And it is Saturday only, 5K and ticketed event/dinner on Friday night. This doesn't impact traffic as much.

NPU-F Action: Motion to recommend support by Kay Stephenson 2nd by Rich Sussman carries by a vote of 10 ayes and 0 opposed.

EVECE Walk for Life Edrea Edwards	Class E/1,500 Participants	Piedmont Park	August 26, 2023
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Comments: Consent Agenda – Support (deferred at March meeting); defer to next month.

Concert in the Park Bobf Scarr, ASO	Class D/9,999 Participants	Piedmont Park	September 30, 2023
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Comments: First time September concert in the Park. Will set up on the 29th.

NPU-F Action: Motion to recommend support by Jack White 2nd by Kay Stephenson carries by a vote of 12 in favor and 0 opposed.

BeREGGAE Music and Arts Festival Eric Barnes	Class D/6,000 Participants	Piedmont Park	August 11-13, 2023
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Comments: Eric Barnes states the event is the same as last year but with more security officers and one lane closed on St. Charles and 10th Street.

NPU-F Action: Motion to recommend support by Rich Sussman 2nd by Kay Stephenson carries by a vote of 10 in favor and 0 opposed.

Atlanta Pride Festival Glen Paul Freedman	Class A/305,000 Participants	Piedmont Park	October 14-15, 2023
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Comments: One question was asked about fire arms and since it is a public park, they cannot enforce no carry.

NPU-F Action: Motion to recommend support by Kay Stephenson 2nd by Rich Sussman carries by a vote of 11 in favor and 0 opposed.

6. Presentations – None

7. Planner's Report – Doug Young

Doug Young, Director, Office of Design, Dept. of City Planning, 404-33-6702,
dyoung@atlantaga.gov

Registration is open for Introduction to Invest Atlanta (CD1004.001). The class will be held on Mar 10, 2022, at 6:00 PM. To register please visit -

<https://www.npuatlanta.org/event-details/cd-1004-001-introduction-to-invest-atlanta>

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

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

8. Neighborhood and Committee Reports

Lindridge Martin Manor	The LMMNA board will be meeting in person at Taverna Plaka on May 3 rd at 7:15pm
Piedmont Heights	No report
Morningside Lenox Park	We have another concert in the park this Friday at Syndey Marcus from 6-8pm
Virginia-Highland	Our 50 th anniversary gala is at Murphy's next Friday from 6:30-9:30pm. This is a fundraiser.
Edmund Park	No report
Emory/CDC area/ Druid Hills	No report
Parks, Trees & Environment (Rich Sussman)	<p>The Warnell School of Forestry at the UGA is conducting an Atlanta Wildlife project. They will set up a video if you want in your yard for this study. It has already started.</p> <p>Holly Sassnett - Congratulations to Marti Breen of MLPA who was a recipient of Park Pride's 2023 Inspiration Award. Marti was recognized for her leadership at Herbert Taylor – Daniel Johnson Park. Marti has applied for grants, recruited over 400 volunteers, and has helped her neighbors discover this amazing greenspace. Her passion and energy are endless, especially when it comes to removing invasive species, which she can be found doing in the park with her husband several times a week.</p>
Education (Leah Matthews)	No re-zoning this year for Midtown High School.
Communications (Andrew Mackler)	

Public Safety (Kay Stephenson)	No report
APAB (Debbie Skopczynski, Voting Member)	<p>Kelvin Williams was sworn in as the newest member to the Atlanta Citizen Review Board (ACRB). He represents the APAB NPUs A - F. Kelvin is a resident of the Buckhead Heights neighborhood in NPU-B. Over the next several months, he plans to visit each NPU in the cluster to make a formal introduction. The ACRB addresses citizens issues and concerns related to officer accountability.</p> <p>APAB met last Saturday. Debbie is still taking a break from attending the monthly meetings.</p>
2023 Community Impact Project Status Reports	There is a new requirement that project leaders report on the status of their projects at NPU meetings. The first reports will start in May after the checks are received.
Chair Report -	<p>Great news! NPU-F received a \$7,000 grant from the 2023 Community Impact Grant program. (Max grant was \$6,500) The additional \$500 will be assigned to LMM for the plant installation at Armand Park. The grant checks should be available at the end of April, early May. Congratulations to all of the project leaders.</p> <p>Grand Bargain update:</p> <ul style="list-style-type: none"> • 20-O-1424/Z-2043 was adopted by council on 12/6/2021 and approved per City Charter on 12/15/2021 <p>NPU-F</p> <ul style="list-style-type: none"> o Six (6) billboard displays at Peachtree Creek and Cheshire Bridge Rd. have been permanently removed. <ul style="list-style-type: none"> • Outfront and Southern Conservation Trust (SCT) are working on the documentation to transfer property to SCT • SCT and South Fork Conservancy are working together to clean up the site • Outfront has pledged funds to support clean up and will make first payment this summer • Twenty-four (24) billboard displays have been permanently removed across the City of Atlanta. • Outfront and Clear Channel remain committed to mitigate the effects of the billboards and will continue to update NPUs and neighborhoods. <p>Received a Riparian Buffer Encroachment application from Kimley Horn to construct a pedestrian bridge connecting the Ansley Mall to the Eastside Beltline trail. The application was sent to Jack & Rebekah, and the PH and MLPA neighborhood presidents. I also sent it to the president of Ansley Park since they are directly across the creek. If you are interested in seeing</p>

	<p>the application, let me know. Comments can be sent directly to the Watershed Management Technical Panel.</p> <p>Received SAP-23-012 1783 Cheshire Bridge Road. This is an interior renovation, excavation of the existing basement for a new spa/massage center. It appears that the owner also owns Tokyo Valentino. Copies were sent to MLPA, PH, and LMM for review and comment. MLPA is also collecting comments and concerns from neighbors. The SAP Hearing is April 26th, noon, at City Hall. If you have any comments or concerns, please send them to sapcomments@atlantaga.gov (and copy me) to get them on the record. I'm planning on attending the hearing. Note: No decisions will be provided during the hearing.</p> <p>NPU chairs are on just about every mailing list in the city and county and a few nut cases. Some I pass along to the neighborhood communications chairs as info, but if you are interested in public safety issues, homelessness, riparian buffers, schools, trees, parks, job fairs... send me a note and I'll forward the info to you.</p> <p>Next month preview:</p> <ul style="list-style-type: none"> • PAD - discuss their program and answer questions. • Commissioner Natalie Hall - discuss Fulton County services (her district now includes part of NPU-F) • Recommendation to CM Wan and Westmoreland on proposed waiver legislation for a SAVI at the Coldwell Banker on N Highland. • Partners for HOME, an agency that works on homelessness issues, will be making a presentation in June <p>NPU-F will continue to meet virtually on the third Wednesday of the month.</p>
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9. Old Business - None

10. New Business - None

11. Adjournment

The meeting was adjourned at 9:05 pm. Motion by Kay Stephenson 2nd by Rich Sussman.