

NEIGHBORHOOD PLANNING UNIT – F

Wednesday, June 21, 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

Keyetta Holmes, **City of Atlanta, Substitute Planner** – 404.546.0166 or kmholmes@atlantaga.gov

Leah LaRue, **City of Atlanta, Assistant Director** – 404.330.6070 or llarue@atlantaga.gov

Minutes

Welcome and Opening Remarks

Meeting called to order at 7:05 PM. Keyetta Holmes, Director, Office of Zoning and Development in the Department of City Planning is substituting for Doug Young.

The agenda without changes was adopted without objections.

Approval of Minutes

Thanks to Aruna Narasimhan for taking minutes last month. The May minutes were sent to those on the NPU mailing list which includes verified members.

The May minutes are adopted unanimously.

Announcements – None

Reports from City Departmental Representatives

Atlanta Police Department Zone 2 – Major Ailen Mitchell Zone 6 – Major Webster	Captain Graham, Zone 6, reported that property crimes are up significantly while personal crimes are down 24% for the year. 503 cars were stolen in the zone so far in 2023, mostly Hyundais and Kias. Steering wheel locks are available in precincts. Property still left in vehicles, APD is pushing Clean Car campaign. 2 burglaries over last 30
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	<p>days. 2 robberies in the vicinity of Briarcliff Terrace and North Highland. dgraham@atlantaga.gov</p> <p>Lieutenant Walls, Zone 2, 23 crimes were reported, with the majority being property crimes (autos). One crime was reported near Club Allure. City Council has approved measure to hand out gun safes for vehicles. Lieutenant Walls encouraged City residents to connect personal ring cameras to the APD camera network. Info on gun safes is on ATL 26. Governor Kemp's grant money will be used to purchase gun safes. Purchase was approved by Council but is not yet funded.</p>
<p>APD Code Enforcement Delores Bryant Officer Lyles – In Rem manager</p>	<p>Officer Young reported that Code Enforcement is attempting to serve the property at 1386 Wayne Avenue. Officer Mitchell working on it. Owner is avoiding service. There is an open stop work order case for the property. Residents can use 311 to report code violations. Interim hearing on 1102 Briarcliff Place. A resident asked how much time it takes from a clean and close order until action is taken? Time varies by nature of work. Jeyoung@atlantaga.gov (470) 694-1236</p>
<p>ATL311</p>	<p>From ATL311- Cheyenne Forbes : 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. Dial 3-1-1 inside city limits or 404-546-0311 2. Visit and chat at www.ATL311.com 3. Email at ATL311@atlantaga.gov 4. Mobile App by searching "ATL311" in your app store 5. Social Media @ATL311 <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 the option to speak with ATL311 Supportive Services. PAD only accepts</p>

	Community Referrals through the ATL311 phone line Monday-Friday, 7am-7pm. For more information visit www.atlantapad.org or email info@atlantapad.org .
Public Works Code Enforcement Officer Ferguson vferguson@atlantaga.gov , 678-221-8215.	Officer Francis DPW Sweet officer. Trash can violations on Lenox Road are being addressed. Trash collections delayed by one day because of Juneteenth holiday.

Comments from Elected Officials

Commissioner Natalie Hall, Fulton County Commission	Jonathan Harris from Commissioner Hall's office gave an update on a senior Beltline tour sponsored by the office, an annual youth conference in October and the nomination of a Republican to the BRE board.
Councilmembers Alex Wan, awan@atlantaga.gov, 404-330-6049	FY 2024 budget passed recently. The budget includes a solid investment in public safety. At \$790 million, it is the largest COA budget. A significant investment in Parks is part of the package including capital investment and funds for maintenance of parks. Significant investment in affordable housing allocates funds for programs and permanent housing. Increased funding for licensing and permits and code enforcement is in the budget, both areas are severely understaffed. Restoring budget cuts to the Department of Transportation is another priority. Legislation has been introduced in the State house to restore funding. Councilmember Wan's next priority is the construction on Monroe and Tenth Streets with construction slated to kick off in the late summer, early Fall timeframe. A resident inquired about placement of License Plate Readers. Mr Wan replied that the City would work with neighborhoods on specific placement. In response to a question about Parks funding, Mr Wan stated that the Parks Department would revisit the project vetting process in light of the increased funding. awan@atlantaga.gov, 404-330-6049
Others – Donovan Dobbs	I am here tonight representing the Chief Policy Office, Office of the Ombudsman, Dr. Jodi Merriday. Elevating neighborhood voices is a key initiative of Mayor Dickens and you are an important part of that body of work. We are interested in hearing any concerns, challenges, and

	<p>community aspirations. Please feel free to reach out to Dr. Merriday. 470.316.2382</p> <p>JLMerriday@atlantaga.gov. Looking at trends in issues and specific concerns.</p>
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Consent Agenda

Board of Zoning Adjustment

Application	Request	Neighborhood Report	Recommendation
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-23-71 1844 Rock Springs Lane NE	Applicant seeks a special exception to allow an 8-foot privacy fence in the required rear yard for existing single-family dwelling.	PH: Approve -conducted site visit	Recommend approval
V-23-80 1386 Wayne Avenue NE	Applicant seeks a variance to 1) reduce the front yard from 35 feet to 20 feet, and 2) reduce the northern side yard from 7 feet to 3.5 feet for construction of a single-family dwelling.	MLPA: Defer	Defer at the request of the applicant
V-23-81 638 Park Drive NE	Applicant seeks a variance to 1) reduce the rear yard setback from 15 feet to 1 foot, 2) reduce the eastern side yard setback from 7 feet to 2.6 feet, 3) increase the lot coverage from 50 percent to 54.6 percent and a special exception to allow active recreation in yard adjacent to the street.	VHCA: Defer	Defer
V-23-85 2535 Chantilly Drive NE	Applicant seeks a variance to increase the sign height from 35 feet to 45 feet.	LMMNA: defer (did not attend LMMNA meeting)	Defer

V-23-53 885 Highland Terrace NE	Applicant seeks a variance to reduce the west side yard setback from 7 feet to .5 feet.	VH: Defer	Defer
V-23-83 756 Drewry Street NE	Applicant seeks a variance to reduce the eastern side yard setback from 7 feet to 4 feet for construction of a single-family dwelling.	VHCA: -site plan conducted; - no trees impacted (per letter from Canopy arborist) -amended site plan resolves neighborhood concerns	Approve

Special Events

Event Name/ Applicant	Class/ # Participants	Event Location/ Date	Recommendation
EVECE Walk for Life Edrea Edwards Applicant not present	Class E/ 1,500 Participants New Event	Piedmont Park August 26, 2023	Support Removed from Consent agenda
Picnic for Piedmont Park Terrell Henderson Applicant present	Class E/ 500 Participants Recurring Event	Piedmont Park September 7, 2023	Support
2024 Atlanta Science Festival Exploration Expo Tanner Garrard Applicant not present	Class D/ 5,000 Participants Recurring Event	Piedmont Park March 23-24, 2024	Support Removed from Consent agenda

NPU-F Action: Motion by Kay Stephenson 2nd by Bill Compton (removing EVECE_and Atlanta Science Festival) to approve the Consent Agenda carries by a vote of ALL in favor, 0 opposed.

5. Matters for Voting

Alcohol License Applications (LRB)

Name of Business	Property Address	Type of Business/Request
Quick Mart Parth Vikas Kumar Pandya	2239 Cheshire Bridge Road	Convenience Store Change of Ownership

Alcohol Permits Report: This application is for a change of ownership for a retail package store license to sell beer and wine for off premise consumption. The location does have a current annual license and operates as a gas/food mart. The property is zoned NC-4. The operating

hours are 24/7. Security plan includes 20 cameras and bullet proof glass around cashier.
 Recommendation: Approve

LMMNA Report: Voted to approve 9-0.

NPU-F Action: Motion to recommend approval by Rich Sussman 2nd by Kay Stephenson carries by a vote of 16 ayes, zero nays.

Alcohol License Applications (LRB) - [Review and Comment only](#)

Name of Business	Property Address	Request
Botiwalla Raj Kotecha	675 Ponce De Leon Avenue NE (NPU-M)	Open Air Café Change of Agent

Comments: None

Board of Zoning Adjustment Applications (BZA)

[V-23-62](#) 819 Virginia Circle NE

Applicant seeks a variance to 1) reduce the west side yard setback from 7 feet to 3 feet and 2) reduce the rear yard setback from 15 feet to 6 feet.

VHCA Report: Pam Bullock architect, Kate & James Bullen homeowners - storm water plan developed, lot coverage plan reduced; motion to approve with condition to approve storm water plan as illustrated - approved

Comments: The NPU zoning chair commented that the revised stormwater plan was well thought out and went beyond minimum.

NPU-F Action: Motion to recommend approval conditioned on stormwater plan detailed in revised submission by Jack White 2nd by Rebekah Falkler carries by a vote of 17 ayes and zero nays.

Special Event Applications (MOSE)

Event Name	Class/# Participants	Event Location/Date
EVECE Walk for Life Edrea Edwards	Class E/ 1,500 Participants New Event	Piedmont Park August 26, 2023

Comments: Consent Agenda, Class E; deferred in April, May meetings

NPU-F Action: Motion to defer by Kay Stephenson 2nd by Holly Sasnett carries by a vote of unanimous.

Festival Peachtree Latino Ray Ortega Applicant present	Class D/ 9,999 Participants Recurring Event	Piedmont Park August 27, 2023
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NPU-F Action: Motion to approve made by Rich Sussman 2nd by Kay Stephenson carries Unanimously.

Music Midtown 23 (Amended) Peter Conlon Applicant present	Class A/Gated 160,000 Participants + Friday night event 4 stages; recurring event	Piedmont Park September 15-17, 2023
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Comments: Mimi Renee present for applicant. Three day format; 85,000 tickets per day. Questions can be sent to <https://neartail.com/us/nxtwkprod>. Maps showing daily road closures are available. No weapons allowed at festival. Box office is at 12th and Piedmont.

NPU-F Action: Motion to approve made by Kay Stephenson 2nd by Rich Sussman carries by a vote of 15 ayes, zero nays.

ONE Musicfest--A Piedmont Park Conservancy fundraiser (Amended) Mark Banta & Terrell Henderson Applicant present	Gated 40,000 Participants 4 stages New event in Piedmont Park	Piedmont Park October 28-29, 2023
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Comments: Jason Carter and Josh Antenucci present for applicant. Less impact on Park than other gated events. Ten to 12 days total in Park. That includes 8 days of set up, 2 days for festival and about 3 days to unload. Only close westbound lane on 10th street between Monroe and Piedmont. Maximum # of tickets per day is about 20K per day.

NPU-F Action: Motion to approve made by Kay Stephenson 2nd by Rich Sussman carries by a vote of 13 ayes, zero nays.

2024 Atlanta Science Festival Exploration Expo Tanner Garrard	Class D/ 5,000 Participants Recurring Event	Piedmont Park March 23-24, 2024
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Comments: Consent Agenda - Defer

NPU-F Action: Motion to defer by Kay Stephenson, 2nd by Rich Sussman carries by a vote of unanimous.

Text Amendments – Zoning Ordinance

[Z-23-22](#)

An Ordinance by Councilmembers Jason Dozier, Matt Westmoreland, Liliana Bakhtiari, Jason Winston, Dustin Hillis, Amir Farokhi, Howard Shook, Mary Norwood, Andrea Boone, Keisha Sean Waites and Marci Collier Overstreet to amend Part III Code of Ordinances – Land Development Code, Part 16 – Zoning, Chapter 36 “Beltline Overlay and District Regulations”, Section 16-36.020 Off-Street Parking and Loading Requirements so as to **require no minimum amount of parking**; and for other purposes. [EXHIBIT A, B](#)

Comments: Similar legislation was introduced in 2021 by Councilmember Farokhi which included section 2G that would eliminate parking minimums in the Beltline Overlay District. (The full

legislation also included eliminating parking minimums for R-4, R4A, R4B, R5 and MR zoning districts as well as MR-MU (Multifamily Residential Multi-Unit) zoning district and regulations; Minimum Parking Requirements; Accessory Dwellings; to promote a diversity of housing options and increase housing affordability; and for other purposes)

NPU-F was one of the 20+ NPUs which opposed this legislation which was eventually filed by Council.

We stated as the reason for opposing: **We believe the concepts introduced in O-21-0456 / Z-21-074 are best considered and evaluated as part of the overall zoning rewrite in an appropriate timeline with community input and should not be passed by City Council at this time.**

Relevant comments made at the NPU meeting included:

- We believe that adoption of this ordinance will allow more administrative decisions to be made without neighborhood/NPU review
- More work needs to be done to educate citizens at the neighborhood level on the concepts addressed in the legislation
- This approach to legislate changes for the entire city is wrong. Instead, there should be a more surgical approach which considers the characteristics and master plans of individual neighborhoods.

NPU-E has approved this legislation but asked as a condition that R-1 to R-5 zoning districts be removed and that the parking required for Chapter 10 – Alcohol Licenses not be impacted. A resolution was introduced at APAB by the Chair of NPU-D which addresses other concerns including reducing, not eliminating, parking minimums for non-residential uses, reducing parking maximums in the Beltline Overlay District, make no changes to parking minimums for medium and high density family developments. It also asks that there be an effective regulation to prevent the incursion of undesirable uses by developers who repurpose buildings (particularly nightclubs). Also, it asks that Council acknowledge the fact that the Beltline is not providing effective transit and is unlikely to do so. This resolution will be voted on at the next APAB meeting.

Ms Keyetta Holmes, NPU Planner, summarized the amendments. Questions regarding text amendment – a resident asked whether a 500-unit condo development does not carry minimum parking requirements. Has the City done a study researching how this would impact City residents? Ms Holmes stated that no study has been done. The market/developers would need to study the impact. It is presumed that the developer would decide on the parking requirements rather than the City. This amendment anticipates that transit would be available on the Beltline. Another resident was supportive as this may reduce traffic on City streets. Another commenter stated that developers will be careful with parking requirements and depend on what the market can support.

NPU-F Action: Motion to approve made by Jack White 2nd by Kay Stephenson carries by a vote of 7 ayes, 6 nays.

[Z-23-23](#)

An Ordinance by Councilmembers Jason Dozier, Matt Westmoreland, Liliana Bakhtiari, Jason Winston, Dustin Hillis, Alex Wan, Amir Farokhi, Howard Shook, Mary Norwood, Andrea Boone, Keisha Sean Waites,

Marci Collier Overstreet, and Michael Julian Bond to amend Part III Code of Ordinances – Land Development Code, Part 16 – Zoning, Chapter 36 “Beltline Overlay and District Regulations”, Section 16-36.008 Permitted and Prohibited Uses and Structures to **prohibit the addition of new drive-through and drive-in facilities within the Beltline Overlay District**; and for other purposes. [EXHIBIT A, B](#)

Comments: There is legislation sponsored by CM Farokhi to prohibit drive throughs along Ponce de Leon. The NPU supported this legislation.

Ms Holmes stated that this ordinance eliminates future drive through and drive in facilities and reduce car and pedestrian interactions. A resident inquired if City has done any studies to research whether car traffic would be reduced by eliminating drive in and drive through. Other cities have successfully reduced car traffic by adjustment charges, and eliminate parking spaces. Another resident asked about the legal format because it gets rid of certain types of development. This is a hypothetical concept without being backed up by empirical data. This ordinance supports the original objective of the Beltline by reducing car traffic. Drive throughs run counter to minimizing pedestrian-car interactions.

NPU-F Action: Motion to approve made by Jack White 2nd by Rich Sussman carries by a vote of 11 ayes, five nays.

[Z-23-24](#)

An Ordinance by Councilmembers Jason Dozier, Matt Westmoreland, Liliana Bakhtiari, Jason Winston, Dustin Hillis, Byron Amos, Alex Wan, Antonio Lewis, Howard Shook, Mary Norwood, Andrea Boone, Keisha Sean Waites, Marci Collier Overstreet and Michael Julian Bond to amend Part III Code of Ordinances – Land Development Code, art 16 – Zoning, Chapter 36 “Beltline Overlay and District Regulations”, Section 16-36.008 Permitted and Prohibited Uses and Structures to **prohibit the addition of new service stations within the beltline overlay district**; and for other purposes. [EXHIBIT A, B](#)

Comments: Eliminates future service stations in Beltline overlay. Distance requirement would still be applicable. Unintended consequences from this legislation need to be thought through. This legislation represents an absolute prohibition on developing property. Market may decide on business development.

NPU-F Action: Motion to approve made by Jack White 2nd by Rich Sussman carries by a vote of 11 ayes, 5 nays.

Presentations

Partners for HOME: Strategic plan to end homelessness | Cathryn Vassell

cvassell@partnersforhome.org

Work alongside providers to develop an overall strategy to end homelessness. Realized 33% reduction in homelessness in last 5 years. Atlanta has taken a hybrid approach to homelessness. Rehoused people versus moving them into group shelters. Goal is to achieve faster results and maximize impact of investment. A resident questioned why homeless numbers are going up. Unsheltered homelessness is up because of lack of safe and affordable housing. Housing has become unaffordable for individuals on supplemental SSI and been deemed disabled for life. Ms Vassell offered to speak at neighborhood associations.

Atlanta BeltLine, Inc.: Subarea 6 Plans | Lynnette Reid & Brittany Brewster

Lynnette Reid- lreid@atlbeltline.org

Brittany Brewster- bbrewster@atlbeltline.org

<https://beltline.org/the-project/planning-and-community-engagement/master-plan-updates-feedback/#master-plans-ready-for-review>

Brittany Brewster and Andrew Kohr shared plans for Subarea 6 of the Beltline Master Plan. Plans have been developed for transportation based on neighborhood feedback. These include Ponce Streetscapes, NE Beltline Transit and Monroe Drive Complete Streets. Intersection improvements and traffic calming are included in the plan. Plan includes a variety of housing policy recommendations and providing support to small and local businesses. Parks improvements include creating public amenity along Clear Creek. After June 30 comment deadline, the group will decide on next steps.

Planner's Report – Keyetta Holmes (substitute Planner)

Join the Atlanta Urban Design Commission and the Atlanta Department of City Planning on Friday, June 23rd at 7pm to highlight design excellence at the 2023 Awards of Excellence and Community Design Awards! This event is open to the public.

Visit here to register: <https://www.eventbrite.com/e/639312188967>

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

June 8 - Bylaws Clinic

June 29 - Legislative Process

July 5 - Elections Integrity

July 17-21 - Civic Responsibility & Engagement for Young Adults

To register for NPU University courses or for more information, visit NPUAtlanta.org

NPU Corner Conversations - NPU-M

July 6th, Broad Street Boardwalk, Broad St NW, Atlanta, GA 30303

Corner Conversations Page

. Neighborhood and Committee Reports

Lindridge Martin Manor	Beach Bash held couple weeks ago, well attended.
Piedmont Heights	No report
Morningside Lenox Park	Continue to make plans for centennial celebration this year.

Virginia-Highland	Summerfest was successful and 5K run was larger than expected.
Edmund Park	No report
Emory/CDC area/ Druid Hills	No report
Parks, Trees & Environment (Rich Sussman)	No report
Education (Leah Matthews)	No report
Communications (Andrew Mackler)	No report
Public Safety (Kay Stephenson)	Third annual Full Force Fulton was held in June. Shared lot of useful information on prosecutions, programs, youth initiatives. Kay will summarize info and share with safety leads from neighborhoods.
APAB (Debbie Skopczynski, Voting Member)	<p>APAB met in May following our NPU meeting and last Saturday (in June). I attended the June meeting, primarily to hear the presentation of Commission Caviness, ATLDot. The Commissioner stated that he is committed to interacting with the NPUs, including attending NPU meetings and he shared contact info. Also on the agenda was an update on the APAB Planning process with a request that APAB members provide input on the Rules of Engagement and Decorum as well as APAB's Mission and Purpose. A resolution was introduced by the Chair of NPU D with concerns regarding one of the text amendments. It will be voted on next month.</p> <p>You may have read that APAB voted to support the placement of the Policy Public Safety Training Center Referendum. This was a pop-up resolution and the vote was not unanimous. Several NPUs abstained and I was the sole Nay vote. Among other things, I was concerned that this is an important and weighty issue has not been discussed with the NPU.</p>
2023 Community Impact Project Status Reports	<p>PH Neighborhood Gateway Sign</p> <p>Sidney Marcus Park signage for new park entrance</p> <p>Friends of Orme Park-install native plants</p> <p>LMM Armand Park-install native plants</p>
Chair Report	The Due Cause for Denial hearing for Club Platinum was pulled off the LRB agenda last week. It is not on next week's agenda. We believe that

one of the reasons for the Due Cause is that Platinum admitted at the NPU meeting, as well as the LRB, that they served alcohol before they received their temporary license and after the temporary expired. We have provided Licenses and Permits with a clip from the Zoom meeting with their admission.

No indication when Highness Cuisine will be on the LRB agenda. Will keep the neighborhoods informed.

This is good news! The LRB is now taking Public Comments at the beginning of their meeting. The only constraint is that comments are limited to 2 minutes. Last week there was almost 45 minutes worth of public comment. I observed that the LRB members were actually paying attention and referred to comments made when discussing the LRB application.

A code complaint was made with concerns that 2200 CBR (the GOAT club) does not meet the fenestration requirements for NC-5. Accela shows that the inspector reported No Violation Found which is crazy because NC-5 requires that you can see through the windows and clearly the dark windows do not meet this. Accela is not always reliable and I've contacted the inspector for an explanation.

NPU Chairs were summoned to a meeting with the Mayor the Tuesday after Memorial Day with no explanation for the purpose. The meeting was attended by the Mayor and his cabinet, including his executive team. NPUs were invited to share concerns with Commissioners, who asked questions and took notes. Courtney English acted as facilitator. There was a lot of note-taking, questions asking for clarity. The one hour meeting lasted for nearly 2 hours and there was a lot of interaction following the meeting. Unfortunately, Commissioner Prince, DCP, was not present.

I was notified by the app 9mile.us that SAP-23-070 was submitted to Planning. I forwarded it to MLPA and PH for comments. This SAP is to allow an event in the parking lot of Gino's and was approved. The event was held on 6/20. The SAP hearing date is 6/28.

I know that this is early in the year, but I wanted to be sure you start thinking about how you can make a difference in your neighborhood and community by becoming a member of the NPU leadership team. I've heard from several folks that this is their last year. Send me a note if you are interested and I'm going to start recruiting folks about stepping up.

Also, July is the month we need to begin the review of our by-laws. If you have any recommendations for changes, please forward them to

	<p>me. By ordinance, we need to make any changes or confirm our current by-laws in September and need at least one month in advance to advertise the changes.</p> <p>NPU-F will continue to meet virtually on the third Wednesday of the month.</p>
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. Old Business - None

. New Business- None

. Adjournment

The meeting was adjourned at 9:55 pm. Motion by Kay Stephenson 2nd by Rich Sussman.