

# NEIGHBORHOOD PLANNING UNIT – F



Wednesday, October 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](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, Director** – 404.330.6070 or [llarue@atlantaga.gov](mailto:llarue@atlantaga.gov)

## Minutes

### 1. Welcome and Opening Remarks

- o *Welcome to the October meeting of NPU-F.*

*The Distance Waiver legislation for Savi has been removed from the agenda. Savi is requesting a waiver as a Specialty Food Store and the legislation apparently was not updated.*

*There were no additions or other changes to the agenda. The amended agenda as amended is adopted without objection.*

*Carlos Garcia is sitting in as substitute Planner for Doug Young.*



### 2. Approval of Minutes

Thanks to Carol Shunnarah for taking minutes last month. Unfortunately, the September minutes are not ready to be reviewed tonight, and will be approved at next month's meeting.

### 3. Announcements

We will be taking nominations from the floor for NPU officers at the end of the meeting. Because of our strong neighborhood associations, with a few exceptions being an NPU-F officer does not require a lot of time or effort. We simply ask that you stay abreast of the City programs and activities so that you can report out at monthly NPU meetings. If you are concerned about being in an election -- no worries -- In the last 14 years that I have been attending NPU meetings, I don't recall a single contested race. We particularly need someone to replace our Alcohol Permits chair, Vice-Chair and Co-secretary.

Also, Early Voting began this week for Atlanta Board of Education members. Remember every vote counts, every election matters! Information on early voting sites in Fulton and DeKalb counties is on the consent agenda, You can vote at any early voting precinct in your county during early



voting. On election day, you must vote at your assigned precinct, those who have voted at Inman Middle School, aka Morningside Elementary School, will continue to vote there. Just note that the precinct is now called VH Elementary.

4. Reports from City Departmental Representatives

<p><b>Atlanta Police Department</b>  <b>Zone 2 – Major Ailen Mitchell</b>  <b>Zone 6 – Major Webster</b></p>	<p>Captain Dorian Graham Zone 6 Assistant Zone Commander <a href="mailto:dgraham@atlantaga.gov">dgraham@atlantaga.gov</a> – the clean car campaign continues. Car theft numbers have dropped. There’s an 8% drop in violent crime but 10% increase in property crime.</p> <p>Captain Ben Vayens, Zone 2 Assistant Zone Commander, <a href="mailto:bvayens@atlantaga.gov">bvayens@atlantaga.gov</a>, 404-323-6344 – for last 32 days, theft from vehicles are the biggest crimes. Zone 2 had 202 traffic stops, 41 arrests, and 6 warrants.</p> <p>Onesafecity.com lists all initiatives underway in the City. ATLtrainingcenter.com has details on the new training center. Burglaries are up in Lindridge Martin Manor; suspects have not been located.</p> <p>The NPU chair shared complaints from a business owner near Club Platinum regarding trespassing by homeless individuals.</p> <p>Relevant websites include <a href="http://connectatlanta.org">connectatlanta.org</a>, <a href="http://onesafecity.com">onesafecity.com</a>, APD Non-Emergency Number- 404-658-6666, <a href="http://atltrainingcenter.com">atltrainingcenter.com</a></p>
<p><b>APD Code Enforcement</b>          Delores Bryant          Officer Lyles – In Rem manager</p>	<p>Officer Joseph Young          Atlanta Police Department Code Enforcement Section          (470) 694-1236  <a href="mailto:Jeyoung@atlantaga.gov">Jeyoung@atlantaga.gov</a></p> <p>Officer Young updated the group on 1386 Wayne Avenue, serving the citation continues to be a challenge. A resident shared concerns about 1102 Briarcliff Place: an open shed on the property is attracting squatters.</p>
<p><b>ATL311</b></p>	<p>ATL311 is the Non-Emergency Call Center for City of Atlanta Services, and we are open Monday-Friday from 7am-7pm.</p> <p>You can contact us by:</p> <ol style="list-style-type: none"> <li>1. Dial 3-1-1 inside city limits or 404-546-0311</li> <li>2. Visit and chat at <a href="http://www.ATL311.com">www.ATL311.com</a></li> <li>3. Email at <a href="mailto:ATL311@atlantaga.gov">ATL311@atlantaga.gov</a></li> <li>4. Mobile App by searching “ATL311” in your app store</li> <li>5. Social Media @ATL311</li> </ol> <p>Sign up for City of Atlanta emergency alerts by texting NOTIFYATL to 888777.</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 Community Referrals through the ATL311 phone line Monday-Friday, 7am-7pm. For more information visit <a href="http://www.atlantapad.org">www.atlantapad.org</a> or email <a href="mailto:info@atlantapad.org">info@atlantapad.org</a> .
<b>Public Works Code Enforcement</b>  Officer Ferguson <a href="mailto:vferguson@atlantaga.gov">vferguson@atlantaga.gov</a> , 678-221-8215.	Pete Francis, DPW SWEET Officer. Tel 404 938 1183, email: <a href="mailto:pfrancis@atlantaga.gov">pfrancis@atlantaga.gov</a> No plastic bags are permitted for yard trimmings and they should be put out only when scheduled. No yard trimmings in blue containers.

5. Comments from Elected Officials – None
6. Consent Agenda

### Board of Zoning Adjustment

Application	Request	Neighborhood Report	Recommendation
<b>V-23-81 638 Park Drive NE</b>	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.	VH: Applicant deferred	<b>Defer at the request of the applicant</b>
<b>V-23-139 1359 Northview Ave NE</b>	Applicant seeks a variance to 1) reduce the rear yard setback from 15' to 9.5' and 2) exceed the maximum lot coverage from 50 percent to 63.7 percent for construction of a swimming pool for an existing single-family dwelling.	MLPA: Defer	<b>Defer</b>
<b>V-23-110 (Amended) 920 Saint Charles Avenue NE</b>	Applicant seeks a variance to 1) reduce the east side yard setback from 7 feet to 3 feet, *2) increase the size of the accessory structure from 30 percent floor area of the main structure to 44 percent floor area of main structure, *3) increase the rear yard lot coverage from 25 percent to 26.5	VHCA: Site visit conducted, two trees to be removed, no lot coverage issue (zoned RG-2); neighbors notified;	<b>Continue to support</b>

	percent and *4) increase the building height from 20 feet to 26 feet.  *new variances	no opposition. (Aug report)'  NPU: Approved in August 2023. No change to site plan; no neighbor opposition. and VHCA has already conducted a thorough review and had no issues or concerns.	
<b>V-23-136 875 Glen Arden Way NE</b>	Applicant seeks a special exception to construct a recreational use (pool) in a yard adjacent to street and a variance to reduce the front yard setback from 35 feet to 10 feet.	VHCA: Recommends support (neighbors notified and no complaints)	<b>Recommend approval</b>

**Special Events**

Event Name/Applicant	Class/# Participants	Event Location/Date	Recommendation
<b>Abnormal Market of Uncommon Bizarre</b> Randall Fox <b>Applicant present</b>	Class E/ 1,999 Participants New Event	Piedmont Park June 15-16, 2024	<b>Support</b>
<a href="#">ONE Musicfest</a> (Amended: Attendance changed from 20,000 to 55,000 per day. Previously supported in June) <a href="#">ATTACHMENT 1, 2, 3</a> Mark Banta & Terrell Henderson <b>Applicant not present</b>	Gated/Class A/ 110,000 participants Recurring /new in Piedmont Park	Piedmont Park October 28-29, 2023	<b>Continue to support</b>
<a href="#">Whine Walk Run 5K</a> Patrice Peters Applicant not present	Class E/450 Participants Recurring event	Piedmont Park—Charles Allen Gate May 4, 2024	<b>Support</b>

**A resident requested that V-23-136 875 Glen Arden Way be moved to regular agenda.**

**Whine Walk Run taken off Consent Agenda (applicant not present when Consent Agenda discussed.**

**NPU-F Action: Motion by Kay Stephenson 2<sup>nd</sup> by Holly Sassnett (removing Whine Walk Run and 875 Glen Arden Way to approve the Consent Agenda carries with unanimous consent. (29 ayes. No one opposed.)**

7. Matters for Voting

### Alcohol License Applications (LRB)

Name of Business	Property Address	Request
<a href="#">Cheshire Bridge Food Mart</a> Brian Pimentel	2319 Cheshire Bridge Road NE	Convenience Store w/ Gas Change of Ownership

Neighborhood report: LMM has no objections.

Alcohol License chair report: Change in ownership for an existing business.

NPU-F Action: Jane Rawlings made the motion and Kay Stephenson seconded. Motion passed with 21 ayes and zero nays.

<a href="#">Baba Kitchen</a> Bayram Coskun	2184 Cheshire Bridge Rd NE	Restaurant New Business
---	----------------------------	----------------------------

Neighborhood report: LMM has no objections.

Alcohol License chair report: Parking requirement is met. No live entertainment.

NPU-F Action: Jane Rawlings made the motion to recommend approval and Kay Stephenson seconded. Motion passed with 24 ayes and zero nays.

### Alcohol License Applications (LRB) - Review and Comment

Name of Business	Property Address	Request
<a href="#">Painted Pickle (Main)</a> Justin Amick	279 Ottley Dr NE (NPU-E)	Restaurant New Business
<a href="#">Painted Pickle (Clubhouse)</a> Justin Amick	279 Ottley Dr NE (NPU-E)	Restaurant New Business

Comments: Was on LRB agenda on 10/10/23 and both applications were approved.

### Special Event Applications (MOSE)

Event Name/ Event Organizer	Class/# Participants	Event Location / Event Date
--------------------------------	----------------------	--------------------------------

<a href="#">Whine Walk Run 5K</a> Patrice Peters Applicant present.	Class E/450 Participants Recurring event	Piedmont Park – Charles Allen Gate May 4, 2024
---	---	---

Note Patrice will be at meeting at 8 pm

**NPU-F Action: Motion to support made by Kay Stephenson 2<sup>nd</sup> by Rich Sussman carries by Unanimous consent**

<a href="#">Adidas Atlanta City Games</a> Enrique Thomas Applicant present	Class D/ 10,000 Participants 1 <sup>st</sup> time Piedmont Park	Piedmont Park May 18, 2024
--	--	-------------------------------

**Professional athletes in track and field will participate. Held in Centennial Park previously.**

**NPU-F Action: Motion to support made by Kay Stephenson 2<sup>nd</sup> by Rich Sussman carries by a vote of 22 ayes and one nay.**

## Board of Zoning Adjustment Applications (BZA)

[V-23-53](#) 885 Highland Terrace NE

Applicant seeks a variance to reduce the west side yard setback from 7 feet to .5 feet. Applicant not present. This application is scheduled for November 9 BZA hearing. Chair will report to BZA that applicant was absent and VHCA voted denial.

VHCA Report: Planning Committee voted denial. VHCA Board did not vote.

**NPU-F Action: Motion to recommend denial made by Jack White 2<sup>nd</sup> by Jane Rawlings carries by a vote of 16 ayes, 0 nays abstentions**

[V-23-126](#) 1073 Cumberland Road NE

Applicant seeks a variance to 1) reduce the rear yard setback from 15 feet to 12 feet and 2) exceed the maximum total floor area allowed for an accessory structure from 30 percent of the main structure to 46 percent of the main structure for construction of an accessory structure for an existing single-family dwelling.

MLPA Report; The applicant has a revised plan with a decreased lot coverage and size ratio to the main structure. We have had many meetings with the applicant and neighbors. Several neighbors have concerns and will most likely continue to oppose. This property has a city storm drain running through the back of the property and down their driveway. Most neighbor concerns involve this existing drain that runs through many MLPA properties. MLPA recommends approval.

Comments: Mark Arnold present for applicant. A neighbor is opposed to this variance. The concern is that with the height of the dwelling, there is invasion of privacy from the applicant's stairway. The neighbor asked that the garage at the current site be used to build ADU. Mr White stated that the BZA has approved these variances in the past and the neighbor can request that trees be planted.

**NPU-F Action: Motion to recommend approval made by Rebekah Falkler 2<sup>nd</sup> by Kay Stephenson carries by a vote of 22 ayes, 3 nays no abstentions.**

[V-23-136](#) 875 Glen Arden Way NE

Applicant seeks a special exception to construct a recreational use (pool) in a yard adjacent to street and a variance to reduce the front yard setback from 35 feet to 10 feet.

VHCA Report: Recommends support (neighbors notified and no complaints)

Comments: Hannah Seaton present for applicant. Ms Seaton shared a revised site plan to remove one tree (not 5 as originally proposed). An NPU resident inquired whether access could be changed to preserve the tree? The applicant responded it could not. A neighbor shared concerns about run-off from the construction.

**NPU-F Action: This applicant was removed from the consent agenda. Motion to recommend approval made by Leah Matthews and seconded by Kay Stephenson did not carry (2 ayes and 11 opposed). A**

**second motion to defer consideration by one month was made by Jack White and seconded by Jane Rawlings. The applicant agreed to the deferral and to consider an unobtrusive and tree protective solution. The deferral was unanimously approved.**

[V-23-144](#) 884 Highland View NE

Applicant seeks a variance to 1) reduce the half-depth front yard setback from 17.5 feet to 7 feet and 2) reduce the front yard setback from 35 feet to 15 feet 3 inches.

VHCA Report: Recommends Support (neighbors notified, no complaints)

Comments: Jessica Flake, architect with Copper Sky was present for applicant. Questions and comments pertained to the tree protection plan. The applicant agreed to revise the site plan to further protect trees.

**NPU-F Action: Motion to recommend approval made by Jack White 2<sup>nd</sup> by Leah Matthews and Rebekah Falkler contingent on the revised site plan carries by a vote of 8 ayes, 0 nays abstentions.**

## Proposed Legislation – Atlanta City Council

[23-O-1168](#)

An Ordinance by Councilmember Matt Westmoreland as substituted by Public Safety and Legal Administration Committee to amend Chapter 10, Section 10- 92(B) of the City of Atlanta Code of Ordinances so as to provide an exemption from the distance requirements for package stores licensed to sell malt beverages, and/or wine by the package listed in Section 10-88.1 of the City of Atlanta Code of Ordinances for one (1) package store located at 1370 North Highland Avenue, NE, Atlanta, Georgia 30306; and for other purposes.

(REMOVED FROM AGENDA, THIS IS NOT CORRECT LEGISLATION)

### 8. Presentations

- The MARTA Army | Brian Sumlin

Not present

- Department of City Planning & Historic Atlanta: LGBTQ Culture Project | ~~Charlie Paine~~/Eric Solomon
- The project identifies places of historic interest. Context statement will live on at the Atlanta History Center.

### 9. Planner's Report : Carlos Garcia, Urban Planner II, cmgarcia@atlantaga.gov | (470) 817-9856

Here are some DCP Highlights for October:

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

10. Neighborhood and Committee Reports

<b>Lindridge Martin Manor</b>	November 8 LMMNA General Meeting by Zoom. Taverna Plaka has lost its lease. LMMNA Halloween Parade on October 22 at 3pm.
<b>Piedmont Heights</b>	Update of PH master plan. Going thru Feb/March next year. Focus group sessions underway. Annual meeting scheduled for November 12.
<b>Morningside Lenox Park</b>	A centennial ball is being planned to honor women who stopped the highway. Annual meeting will be held next month.
<b>Virginia-Highland</b>	Board Elections were held in September. Tour of Homes is set for October 21. The Halloween event is set for October 28.
<b>Edmund Park</b>	N/A
<b>Emory/CDC area/ Druid Hills</b>	N/A
<b>Parks, Trees &amp; Environment (Rich Sussman)</b>	<a href="#">Park Pride Grant application for Friends of Herbert Taylor and Daniel Johnson Park. Need MOU from NPU on the park pride application. There were no objections to signing MOU.</a>
<b>Education (Leah Matthews)</b>	School board elections on November 7.
<b>Communications (Andrew Mackler)</b>	
<b>Public Safety (Kay Stephenson)</b>	
<b>APAB (Debbie Skopczynski, Voting Member)</b>	<a href="#">The October APAB meeting is on Saturday. There are 4 ongoing Resolutions that will be voted on. Consulting with zoning chairs.</a>
<b>2023 Community Impact Project Status Reports</b>	<p>Sidney Marcus Park signage for new park entrance – Sign has been installed. Project COMPLETED.</p> <p>LMM will be installing plants in the latter part of October.</p> <p>Piedmont Heights has asked that their grant project be changed to a Gotham Park clean-up project. Currently under review by Planning.</p>
<b>Chair Report</b>	<a href="#">We learned this week that One Musicfest updated their traffic and safety plans to close 10<sup>th</sup> street from Monroe to Piedmont.on</a>



	<p>event days. The original plan was to leave a Westbound lane open on the weekend. Folks will be directed to 8<sup>th</sup> Street or Ponce. Resident's living on 10<sup>th</sup> Street will still have access to their homes with a pass. The bike lane will remain open. In VaHi and Morningside, the streets west and east of Monroe will be open for residents only. There should also be Emergency Parking Only signs on one side of these streets. Copies of the traffic plan will be sent to the Public Safety chairs and Neighborhood Watch chairs in both neighborhoods.</p> <p>Saps: NO Updates on <b>SAP-23-012 1783 Cheshire Bridge Road.</b> (former Rhodes Bakery location.)</p> <p>BL-23-43 - An SAP to build a 208 sf (8'x26') steel deck on the backside of the ISO Yoga commercial space in the Beltline Overlay district.. This deck will be installed on the back of the existing building. The Beltline DRC has no objections. The NPU reported no comments or concerns.</p> <p>BL-23-39. 1570 Monroe Drive - an SAP to demolish the Chevron gas station at Piedmont and Monroe and replace with a convenience store. CM Wan arranged a meeting with reps from Piedmont Hts, Morningside and the NPU the applicant before the SAP was submitted. The SAP is requesting a variance relating to the location of the building. In reviewing the site plans, it was noted that the neighborhood's request to put up no left turn signs on Piedmont and Monroe was left off the SAP site plans. This was noted in comments back to the city. This project received a waiver from City Council for distance requirements for a service station</p> <p>Reminder – if you live near Piedmont Park and your street becomes impassable during a special event, call 911 <b>and</b> notify your street captain. The Street Captain leads and the neighborhood Public Safety chairs for both VaHi and MLPA have contact info for the event organizer and their security lead. They can also send info to me so that I can work with the Event Organizer for future planning.</p> <p>NPU-F will continue to meet virtually on the third Wednesday of the month.</p>
--	---

11. Old Business – none

12. New Business

Nominations for 2024 Officers (from the floor) – election in November

Chair	
Vice-Chair	
Secretaries	
Alcohol License	
Planning	Rebekah Falkler & Jack White
Parks, Trees, Environment	Rich Sussman
Public Safety	Kay Stephenson
Education	
Communications	

13. Adjournment

The meeting was adjourned at 9:48 pm. Motion by Jack White 2<sup>nd</sup> by Holly Sasnett.

**PUBLIC NOTICES AND ANNOUNCEMENTS**

**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.

**2023 Polling Place Changes**

[23-O-1438](#)

A substitute Ordinance by Committee on Council to amend City of Atlanta Code of Ordinances Section 66-2 "Precinct boundary lines and polling places" by amending the 2017 Precincts and Polling Places Ordinance in Fulton County Precincts 01P, 02D, 02E, 03B, 03H, 09I, 03D, 04A, 03E, 03M, 04J, 04K, 04X1, 04X2, 06B, 06J, 08F1, 08K, 09E, 09K1, 10J, 11B, 11B2, 11C, 11C2, 11C3, 11J, 11K, 11M, 11P, 12D, 12G, 12H1, 12H2, 12M, 12S, 12E1, 12E2 due to facility name change; precinct location mergers and fire damage repairs to facility; and for other purposes. [IMPORTANT DATES](#), [LIST OF UPDATES](#), [LIST AND MAPS](#)

<b>Current Facility</b>	<b>Current Facility Address</b>	<b>New Facility</b>	<b>New Facility Address</b>
Morningside Elementary	774 Virginia Avenue	Virginia-Highland Elementary	774 Virginia Avenue