

NEIGHBORHOOD PLANNING UNIT – F



Wednesday, November 15, 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, Director** – 404.330.6070 or llarue@atlantaga.gov

Minutes

1. Welcome and Opening Remarks

Welcome to the November 15th meeting of NPU-F. .

Motion to add Savi Distance Waiver Legislation made by Kay Stephenson 2nd by Holly Sasnett carries by a vote of 15 ayes 1nay. The vote meets the 80% affirmative vote requirement.

There are no other changes. The amended agenda is adopted without objection.

2. Approval of Minutes

There are two months of minutes to adopt tonight. The September minutes were prepared by Carol Shunnarah and October minutes prepared by Aruna Narasimhan. Both were put on the NPU-F website. The minutes have also been uploaded on the Chat.

The September minutes and October minutes are adopted without objection.

3. Announcements

We are required by ordinance to elect new officers each November. Tonight, elections will be held during the Planner's report. Nominations from the floor will be accepted for all positions.

4. Reports from City Departmental Representatives

Atlanta Fire Department

Station 19 North Highland,
Station 29 Monroe Drive

Battalion Chief Derek Harris

Hydrant inspection being wrapped up over the next few days. 75 new recruits in training. Currently hiring. Engine 19 had 161 calls for service last month. Paramedics had 400, Ladder at station 15 had 100. All responded to Apartment Complex fire at Lavista and Cheshire Bridge. Sign up for Notify ^TL for Winter weather warnings, etc. Be careful with space heaters. Place on level spot and maintain a minimum of three-foot distance for anything combustible. Fire truck equipment challenges are being addressed.

	911 calls are being answered. Working with fleet to better manage equipment repairs and allocation.
Atlanta Police Department Zone 2 – Major Ailen Mitchell Zone 6 – Major Webster	<p>Zone 2 Lt. Allison Leduc Evening watch commander: Up in shoplifting and entering autos. Fire – off duty officers working in that location and constituent services are working with residents. Clean car campaign. Do not leave vehicles running to warm up. Connect Atlanta – two levels – 1st notification that you have a camera 2nd – allow them to tap into your camera system. Very helpful to investigators. Kia/Hyundai still have steering wheel locks.</p> <p>Richard Sussman – really impacted by traffic as a result of the fire. Hopefully there can be a plan in place to notify residents and businesses and help plan/manage for these disruptions.</p> <p>Zone 6 Captain Dorian Graham – echo what Lt. said. Still struggling a little bit with property crimes and down in violent crimes. Do have clubs for cars.</p>
APD Code Enforcement Delores Bryant Officer Lyles – In Rem manager	Officer Joseph Young – good news-- have hired 13 new officers for code enforcement. Shuffling coming up once training complete. When fully trained there should be one officer for each NPU (prior there were only 6 officers citywide). Call 311 and make reports because they will be out to investigate quicker now. They were out at The Reserve at LaVista before the fire – complaints about abandoned commercial buildings. A lot of things to focus on there (homeless encampments).
ATL311	Cheyenne Forbes – call 311 m-f 7 am to 7 pm, email set up an account on website, contact through social media

5. Comments from Elected Officials

Councilmembers Alex Wan, awan@atlantaga.gov, 404-330-6049 Amir Farokhi, District 2, 404-330-6038 Liliana Bakhtiari, District 5, 404-330-6048	<p>Council approved \$19M last week for fire equipment, Have equipment on order previously. Two trucks in state but being tested before entered into service. And speeding up repairs as well. Rich's comment about transportation plans. Shared disappointment to Transportation Commissioner. He indicated they are starting to develop plans like this and Alex asked him to include things like signage and other notification methods.</p> <p>Monroe complete street. 10th and Monroe complete streets design will begin at the first quarter of 2024 and</p>
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	<p>there will be community review in 2nd quarter 2024 – start late 2024 and complete 2025. Road diet ship has sailed.</p> <p>Alcohol reform – Atlanta Police License & Permits is starting to work on the technology platform and getting traction from the administration. The mayor’s office has stood up a strike team and we will be looking at some legislation soon.</p> <p>Special Events – really tough fall season with events and there are a lot of ways that the city should do better about how they are timed and how they impact traffic, noise etc. Will be looking at best practices from other cities.</p> <p>Rich Sussman – make a connection with the VA and congress person to look at what they are doing in LA with regard to homelsss issues.</p> <p>Why not supporting the parking legislation. Response: reluctant to support until we have appropriate alcohol licensing enforcement tools.</p> <p>Not done with city of Atlanta elections – please vote in the ABOE run-off.</p> <p>Jack White – regarding the parking piece. Retained the underlying alcohol licensing code will supersede this new legislation.</p>
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6. Consent Agenda

Board of Zoning Adjustment

Application	Request	Neighborhood Report	Recommendation
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.	VH: Applicant deferred	Defer at the request of the applicant
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: Recommends support (neighbors notified and no complaints) NPU – referred back to neighborhood (Oct)	Application has been withdrawn

V-23-148 1687 N Pelham Rd NE	Applicant seeks a variance to reduce the south side yard setback from 7 feet to 1 foot.	MLPA: Applicant requested a deferral until next month.	Deferral
V-23-166 1264 Beech Valley Rd	Applicant seeks a variance to 1) reduce the rear yard setback from 15 feet to 4 feet, 2) reduce the western side yard setback from 7 feet to 1 foot and 3) increase the floor area of an accessory structure from 30 percent floor area of main structure to 38 percent floor area of main structure	MLPA: deferral – incorrect site plans provided	Deferral
V-23-158 1058 Rosedale Dr NE	Applicant seeks a variance to reduce the front yard setback from 35 feet to 30 feet for the purpose of allowing the new porch to be built within the 10 foot encroachment allowance.	VHCA: site visit conducted, neighbors notified, no trees impacted	Approval

Special Events

Event Name/ Applicant	Class/# Participants	Event Location/ Date	Recommendation
Atlanta Persian Festival Hamid Garmestani	Class D/ 2,000 Participants Recurring Event	Piedmont Park April 7, 2024	Support Not present at meeting

NPU-F Action: Motion by Kay Stephenson 2nd by Laurel Ann Dooley to approve the Consent Agenda after removing Atlanta Persian Festival carries 27 ayes, 0 nays.

7. Matters for Voting

Special Event Applications (MOSE)			
Event Name	Event Organizer	Event Location	Event Date
Atlanta Persian Festival	Hamid Garmestani	Piedmont Park	4/7/2024

8.

Comments: Applicant not present at meeting

NPU-F Action: Application deferred with no objection.

Board of Zoning Adjustment Applications (BZA)

V-23-139 1359 Northview Avenue NE

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 Report: Unanimous Denial from Zoning Committee and MLPA Board. The applicant did not present the application at either meeting and did not want to work with the neighborhood on finding a better solution to the 65% coverage. Does not take into consideration that the pool is also impervious. The rain garden is too close to the property line.

Comments: Currently at 58% and will remove a lot of that and adding a rain garden to mitigate and collect that water. It will increase coverage from 58 to 63.7%.

Denise Romeo (neighbor): I have lived next to this address for 34 years and the back yard has been an enormous concrete pad and there has always been a stormwater issue. Site plan shows that there is going to be much better drainage than there has ever been on this property. Everyone to the north and northeast will benefit greatly from the new drainage plan they have in place.

Jack White – there are several examples in Virginia-Highland where this can and has worked. This could be an opportunity to fix the prior issues at the same time as the new. Water runs off to the rear. The pipes run right through where the pool is going to be so those will have to be removed and it will be illegal to replace them at the same location. Storm water collected and deposited back to the ground water and not bedevil the neighbors. The communities in this NPU and the BZA and the Department of Watershed Management accepted those places and that is what we asked the resident to do, but they did not agree to meet. I will be opposing this.

NPU-F Action: Motion to recommend approval made by Diane Black 2nd by Allison O'Sullivan carries by a vote of 28 ayes, 21 nays.

Atlanta Department of Transportation (ATLDOT) Review and Comment

Abandonment of Public Right-of-Way: Amsterdam Avenue between Amsterdam Ave and 501 (aka 500) Amsterdam Avenue (Dead end street) [DRAWING](#)

Abandonment of Public Right-of-Way: Evelyn Street between Amsterdam Ave NE and Worchester Drive NE [DRAWING](#)

Comments: COA has a process. Portman Holdings is asking for the city to abandon two sections. One is the stub where Amsterdam dead ends into Amsterdam Walk and Evelyn Street which currently has no improvements.

Rich Sussman – this will be transferred to Atlanta? No the portion you see in orange belongs to the City of Atlanta and will be transferred to the Amsterdam Walk parcel. Amsterdam Walk owner has been paying taxes on it.

Is abandonment conditioned on acquisition? If that doesn't occur, what happens?

Once the ordinance is approved the city is then allowed to transfer at some point in the future. Usually there will be a sunset date on the legislation.

Annette McBrayer – must be conditioned on closing on sale

Jack White – this has nothing to do with the Portman development. We should approve and I make that my motion.

Text Amendments – Zoning Ordinance

[Z-23-22 \(Amended\)](#)

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.

Comment from Keyetta Holmes: The City Council considered several amendments to Z-23-22/23-O-1003. The changes were substantive and required that the legislation be returned to the NPUs for a vote. The following uses will have a minimum parking requirement: Commercial Food Preparation, Delivery-based commercial kitchens, and Eating and Drinking Establishments. This change is found in **Section 1.** of the legislation.

Comments: Value in no minimum parking; some establishments still attract vehicles. Is there anyway of knowing how other neighborhoods are managing parking? How does ordinance impact residences? Some neighborhoods have residential parking permits.

NPU-F Action: Motion to support made by Jack White, 2nd by Rich Sussman, carries by a vote of 8 ayes, 2 nays.

23-O-1168 AN ORDINANCE BY COUNCILMEMBER MATT WESTMORELAND AS SUBSTITUTED (2) BY PUBLIC SAFETY AND LEGAL ADMINISTRATION COMMITTEE TO AMEND CHAPTER 10, SECTION 10-93 OF THE CITY OF ATLANTA CODE OF ORDINANCES SO AS TO ADD A NEW SUBSECTION (C) 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(A) OF THE CITY OF ATLANTA CODE OF ORDINANCES FOR ONE (1) SPECIALTY FOOD SHOP LOCATED AT 1370 NORTH HIGHLAND AVENUE, NE, ATLANTA, GEORGIA 30306; AND FOR OTHER PURPOSES.

Comments: Savi is proposing to put a specialty food shop in the former Coldwell building on N. Highland. It requires a Distance Waiver since it is within 1,500 feet of another specialty food shop (Alon's) It is also close to Highland Wine which sells wine for off-site consumption. Originally, they planned to have a patio for on-site consumption and to sell spirits. They are no longer planning these things and the Morningside neighborhood agreed to support the location. The words “distilled spirits” were noted in the legislation (Section 1c) and it was requested that “distilled spirits” be removed from the legislation to prevent future businesses to sell spirits. The applicant agreed with the request.

NPU-F Action: Motion to recommend approval made by Annette McBrayer, 2nd by Kay Stephenson conditioned on “distilled spirits” being removed from the legislation in Section 1c carries by a vote of 17 ayes, 0 nays.

9. Presentations - None

10. Planner's Report – Doug Young

- Conducted Officer elections (see below)

11. Neighborhood and Committee Reports

Lindridge Martin Manor	<p>Motion to have the chair send the resolution with a cover letter to council and DOT Rich/Kay without objection.</p> <p>LMMNA Elections last week, new president.</p>
Piedmont Heights	<p>Annual meeting – new board Bill Compton continues, Working on Master Plan.</p>
Morningside Lenox Park	<p>Annual meeting – new board Don is staying on as President. Centennial Ball and the Mayor attended along with the road warrior women.</p>
Virginia-Highland	<p>No report</p>
Edmund Park	<p>No report</p>
Emory/CDC area/ Druid Hills	<p>No report</p>
Parks, Trees & Environment (Rich Sussman)	<p>Climate change issue – city has experienced heat and drought. Magnolia trees are dying like crazy. If we start experiencing the kinds of extreme weather.</p>
Education (Leah Matthews)	
Communications (Andrew Mackler)	
Public Safety (Kay Stephenson)	<p>Teresa Sussman will be the new LMM has a new Safety Committee chair. LMM has not had a safety committee recently.</p> <p>Keisha Sean Waites has dropped a paper to amend chapter 10 to extend hours for dining and drinking establishments to 4:00 am. Includes increase in fees to cover the cost of enforcement. Also calls for Sunday sales to go until 2:30 (rather than midnight)</p> <p>Fulton County is holding a Record Restriction Event on Saturday December 2nd from 10 – 1 pm at the C.T. Martin Natatorium. The expungement would restrict arrest records from public view. It is a three step</p>

	<p>process which requires the approval of the District Attorney.</p> <p>VH LRP Cameras are now all operational.</p>
APAB (Debbie Skopczynski, Voting Member)	The November APAB meeting is on Saturday.
2023 Community Impact Project Status Reports	CIG Close-out reports are due at the end of December. Please begin to gather photos and receipts for your projects. A follow-up email will be sent to each of the project managers with instructions.
Chair Report	<p>SAP report: NO Update on SAP-23-012 1783 Cheshire Bridge Road. (former Rhodes Bakery location.)</p> <p>SAP-23-185 at 1544 Piedmont was sent to the NPU. This is for the Big John's Christmas Tree lot at Ansley Mall. No comments were provided.</p> <p>A Stream Buffer encroachment application at 1915 Windham Park NE was received and referred to Jack White and Rebekah Falkler for review. The request is to remove a structure that was built without a permit.</p> <p>Debbie attended an NPU Chair Appreciation Dinner last week. The mayor, City Councilmembers and members of the Mayor's cabinet including Chief Schierbaum and AFRD Chief Rod Smith attended. Several City Council members also came during the mocktail hour. Leah Larue announced plans for a year long celebration of the 50th Anniversary of the NPU system in 2024. Leah is looking for folks who were around in the 70's when the NPUs were formed for either an oral history or a print publication. You should start seeing a 50th anniversary logo at the beginning of the year,</p> <p>NPU-F will continue to meet virtually on the third Wednesday of the month.</p>

12. Old Business - None

13. New Business

- 2024 NPU-F Officers Election (conducted by Doug Young)

Chair	Debbie Skopczynski (VH)
Vice-Chair	No candidate
Secretaries	Carol Shunnarah (VH)/

Alcohol License	No candidate
Planning (co-chairs)	Rebekah Falkler(MLP)/Jack White(VH)
Parks, Trees, Environment	Rich Sussman (LMM)
Public Safety	Kay Stephenson (VH)
Education	No candidate
Communications	Marla Johnson (MLP)

There were no nominations from the floor. Motion to adopt by acclamation made by Rich Sussman, 2nd by Marla Johnson carries with 12 ayes, no nays.

14. Adjournment

The meeting was adjourned at 9:44 pm. Motion by Kay Stephenson 2nd by Rich Sussman.

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 with any questions or concerns.