



NEIGHBORHOOD PLANNING UNIT

Wednesday, February 21, 2024 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

Steven Aceto, **City of Atlanta, Substitute Planner** – 404-205-0638 or saceto@atlantaga.gov

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

Minutes

1. Welcome and Opening Remarks

Meeting started at 7:05pm

Agenda has been approved without objection.

<p>Atlanta Police Department Zone 2 – Major Ailen Mitchell Zone 6 – Major Vayens</p>	<p>Lt Carroll jcarroll@atlantaga.gov – Zone 6 – for street car racing around Ansley Mall – we will make sure we have morning watch go through there for this.</p> <p>Lt. Allison Leduc - We are down 1% for the year for Zone 2 in crime. We are up 18% in arrests. We are up in shoplifting however that is what carries our crime for zone 2. We are down in theft from vehicles. We have seen an uptick in gun theft from vehicles.</p> <p>We are doing sweep on our shift to remove vagrants from under bridges so that they do not create fires.</p> <p>Rich Sussman asked about the body found on Cheshire Bridge. Lt. Leduc does not have an update as it is not our zone.</p>
<p>APD Code Enforcement Delores Bryant Officer Lyles – In Rem manager</p>	<p>SR. OFFICER A. BYRD II from Atlanta Police Department's Code Enforcement Section. Tap this link to get my digital business card: https://blinq-me.com/wysCP2HsrP1mtwTLzuDe?u=zCuqpTmF</p> <p>SR. OFFICER A. BYRD II ATLANTA POLICE DEPARTMENT</p>



	<p>CODE ENFORCEMENT</p> <p>818 Pollard Blvd Atlanta, GA 30318</p> <p>404-546-3829 (office) 404-710-9495 (cell)</p> <p>Email: arthurbyrd@atlantaga.gov</p> <p>New officer Yvette Fader – she is now serving NPU-F and is bilingual. She speaks Spanish.</p> <p>We are still at 23 cases. 3 were highly hazardous and has been resolved. The others are property maintenance cases and being shared to NPU-F. Officer Joseph Young was moved to a different NPU.</p> <p>Code Enforcement Cell: 470-643-4339 YFader@AtlantaGA.Gov 818 Pollard Blvd. SW Atlanta, GA Office Hours 8am-4pm</p>
<p>ATL311</p>	<p>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 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>Watershed Management</p>	<p>Evan Bennett filling in tonight. As part of the clean water CCT Cameras allows you to see the pipes and help determine leaks and clogs.</p> <p>CIPP work began December 22nd.</p> <p>Road closures are involved during construction.</p>

2. Comments from Elected Officials

<p>Clyde K. Mitchell</p>	<p>Clyde K. Mitchell clmitchell@atlantaga.gov 404-510-8498; Neighborhood Association Trend Survey to be completed by the chair of the neighborhood associations. It only takes a few minutes to let your voice be heard. This survey is for NPU Chairs only.</p> <p>https://docs.google.com/forms/d/11r7uzCl_80dZTg1CJX7arj2dueS_v-OOHmy3mOknhFw/viewform?pli=1&ts=64baeaae&pli=1&dit_requested=true#responses</p>
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3. Consent Agenda

4. Board of Zoning Adjustment

Application	Request	Neighborhood Report	Recommendation
<p>V-23-210 926 Drewry Street NE</p>	<p>Applicant seeks a variance from the zoning ordinance to 1) reduce the required north rear yard from 15 feet to 3 feet, 2) reduce the required west side yard from 7 feet to 3 feet and 3) exceed the required maximum lot coverage from 50 percent to 54 percent.</p>	<p>VHCA: site visit conducted, neighbors notified, unanimous approval</p>	<p>Recommend approval</p>

Special Events

Event Name/ Applicant	Class/# Participants	Event Location/Date	Recommendation
<p>Virginia Highland Porchfest and Rock N Run Mallory Izbicki</p>	<p>Class D/9,000 Participants Recurring Event</p>	<p>John Howell Park – Virginia Ave – Virginia Circle – Adair Avenue – Greenwood Avenue – Frederica Street May 18, 2024</p>	<p>Defer to March</p>
<p>Atlanta Out of the Darkness Walk Kristen Petillo</p>	<p>Class D/ 4,000 participants Recurring Event</p>	<p>Piedmont Park – Meadow & Charles Allen Gate September 28, 2024</p>	<p>Defer to March</p>
<p>Indigenous House Atlanta John Dennis</p>	<p>Class D/ 2,000 participants Recurring Event</p>	<p>Piedmont Park – Large Pavilion May 19, 2024</p>	<p>Support Not present</p>
<p>Café City Festival Queen Brown de Thiam</p>	<p>Class E/ 1,000 participants New Event in PP</p>	<p>Piedmont Park – Large Pavilion June 1, 2024</p>	<p>Support</p>
<p>17th Annual Atlanta HBCU Alumni Alliance 5K Run/Walk</p>	<p>Class D/ 3,500 participants Recurring Event</p>	<p>Piedmont Park – The Meadow June 29, 2024</p>	<p>Support</p>

Erinn Thomas Rowell			
Atlgreenhouse Darryl Terry	Class E/ 700 participants Recurring Event	Piedmont Park – 400 Piedmont Ave July 13, 2024	Support
Joining Hearts 37 Jerry Henderson	Class E/ 1,000 participants Recurring event	Piedmont Park Greystone & Aquatics Center July 27, 2024	Support
Kaiser Permanente Corporate Run Walk & Roll Jonathan Dziuba	Class D/ 8,000 participants Recurring event	Piedmont Park September 25, 2024	Support
AIDS Walk Atlanta & Music Festival Susan Ferreira	Class D/ 3,000 participants Recurring event	Piedmont Park – Meadow & Charles Allen Gate September 28, 2024	Support

NPU-F Action: Motion by Kay Stephenson 2nd by Rich Sussman removing Indigenous House to approve the Consent Agenda carries by a vote of 19 in favor, 0 opposed.

5. Matters for Voting

6.

Alcohol License Applications (LRB)

Name of Business	Property Address	Request
Tara Theatre Christopher Escobar	2345 Cheshire Bridge Road	Restaurant New Business

LMMNA Report:

NPU-F report: Motion to support by Kay Stephenson and 2nd by Rich Sussman.
Motion to support

CVS PHARMACY #4747 Kevin Q. Welch	1544 Piedmont Ave NE	Pharmacy with Retail Package Change of Agent
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PHCA Report:

NPU-F Report: Motion to support by Kay Stephenson and 2nd by Rich Sussman.
Motion to support with 17 ayes and 0 nays.

Dark Horse Tavern (Main) S. Brianna Gonzalez	816 North Highland Avenue	Restaurant Change of Agent
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Public Safety Report (all applications):

VaHi Report (all applications): voted to recommend support

NPU-F Report: Motion to support by Kay Stephenson and 2nd by Rich Sussman.
Motion to support with 17 ayes and 0 nays.

Dark Horse Tavern (Upper Level)	816 North Highland Avenue	Restaurant
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S. Brianna Gonzalez		Change of Agent
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NPU-F Report:

Motion to support by Kay Stephenson and 2nd by Rich Sussman.

Motion to support with 17 ayes and 0 nays.

Dark Horse Tavern (Additional Facility) S. Brianna Gonzalez	816 North Highland Avenue	Restaurant Change of Agent
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NPU-F Report:

Motion to support by Kay Stephenson and 2nd by Clinton Hodges.

Motion to support with 17 ayes and 0 nays.

Dark Horse Tavern (Lower Level Patio) S. Brianna Gonzalez	816 North Highland Avenue	Restaurant Change of Agent
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NPU-F Report: Motion to support by Kay Stephenson and 2nd by Clinton Hodges.

Motion to support with 15 ayes and 0 nays.

Board of Zoning Adjustment Applications (BZA)

[V-23-81](#) 638 Park Drive NE

Applicant seeks a variance to 1) reduce the rear yard setback from 15 feet to ~~1 foot~~, 5 feet 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~~ 52.15 percent and a special exception to allow active recreation in yard adjacent to the street.

Comments: Revised referral certificate

VHCA Report: Recommend approval

NPU-F Report: Motion to support by Kay Stephenson and 2nd by Rich Sussman.

Motion to support with 17 ayes and 0 nays

[V-24-3](#) 1438 North Morningside Drive NE

Applicant seeks a variance from the zoning ordinance to reduce the east side yard setback from 7 feet to 1 foot.

MLPA Report: recommended approval

NPU-F Report: Motion to support by Rebekah Falkler and 2nd by Kay Stephenson.

Motion to support with 17 ayes and 0 nays

[V-24-4](#) 1400 Wessyngton Road NE

Applicant seeks a variance from the zoning ordinance to reduce the front yard setback from the required 35 feet to 22 feet.

MLPA Report: recommended approval.

NPU-F Report: Motion to support by Rebekah Falkler and 2nd by Rich Sussman.

Motion to support with 17 ayes and 0 nays

V-24-10 **1500 North Highland Avenue NE**

Applicant seeks a variance from the zoning ordinance to reduce the required south side yard setback from 7 feet to 3.5 feet.

Not eligible for Consent Agenda (neighbor opposition)

MLPA Report: recommended approval

NPU-F Report: Motion to support by Rebekah Falkler and 2nd by Kay Stephenson.

Motion to support with 15 ayes and 0 nays

V-24-18 **1065 Rosedale Drive NE**

Applicant seeks a variance from the zoning ordinance to 1) reduce the required front yard setback from 35 feet to 33.3 feet, 2) reduce the required west side yard setback from 7 feet to 3 feet and 3) reduce the required rear yard setback from 7 feet to 3 feet.

VHCA Report: vote not unanimous, recommend approval

NPU-F Report: Motion to support by Kay Stephenson and 2nd by Mark Campis.

Motion to support with 14 ayes and 0 nays

Update: Overstreet small house legislation discussed last month is being amended and we may see it back for a vote in March. Keyetta Holmes received a lot of negative feedback. Thanks to those in NPU-F that sent emails directly to her.

Special Event Applications (MOSE)

Event Name/Organizer	Class/# Participants	Event Location/Date
<u>3rd Annual Atlanta Wine & Jazz 2024</u> Terrell Henderson & Leslie Dickinson	Gated/ 1,500 participants	Piedmont Park – 400 Park Drive May 4, 2024

Comments: Plan to not point speakers toward the complex on Dutch Valley. Dara opposed sound waivers and issues around following rules.

NPU-F Action: Motion to support made by Rich Sussman 2nd by Charles Kaffen carries by a vote of 10 ayes and 7 nays.

<u>Indigenous House Atlanta</u> John Dennis	Class D/ 2,000 participants	Piedmont Park – Large Pavilion May 19, 2024
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NPU-F Action: applicant not present. No objections to deferring.

Juneteenth Atlanta Parade and Music Festival Bob Johnson	Class D/ 5,000 participants	Piedmont Park – Large Pavilion June 21-23, 2024
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Comments:

NPU-F Action: Motion to support made by Rich Sussman 2nd by Kay Stephenson carries by a vote of unanimous consent

14th Annual Atlanta Ice Cream Kevin James	Class B/ 22,000 participants	Piedmont Park (10 th /Charles Allen Drive) July 27, 2024
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Comments:

NPU-F Action: Motion to support made by Kay Stephenson 2nd by Rich Sussman carries by a vote of unanimous consent

Pure Heat Community Festival Melissa Scott	Class C/ 19,999 participants	Piedmont Park – 400 Park Drive NE September 1, 2024
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Comments: no show

NPU-F Action: defer

Atlanta Pride Festival Glen Paul Freedman	Class A/ 305,000 participants	Piedmont Park October 12-13, 2024
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Comments:

NPU-F Action: Motion to support made by Kay Stepheson 2nd by Rich Sussman carries by a vote of

Note; Oyster Fest at Park Tavern will only be one day Feb 10th (Approved last month as 2-day event)

MATTERS FOR REVIEW AND COMMENT

Board of Zoning Adjustment Applications (BZA)

Application	Property Address
V-23-207 Applicant seeks a special exception to reduce the minimum required parking from 70 parking stalls to 0 parking stalls.	1425 Piedmont Avenue NE (NPU-E)

Note: The BZA approves this application.

Zoning Review Board Applications (ZRB)

Application	Property Address
U-23-41 (Amended) Applicant seeks a special use permit to operate a botanical garden. TREE PLAN , SURVEY, SITE PLAN	1425 Piedmont Avenue NE (NPU-E)
Note: ZRB and City Council approve this application	

<p>Z-23-90 Applicant seeks to rezone the 4.13 acre property from the I-1 (Light industrial) C-1 (Community business, maximum floor area ratio 2.0 times net lot area.) RG-3 (General (multi-family) residential, maximum floor area ratio of 0.696) zoning designations to the R-4 (Single-family residential, minimum lot size 0.21 acres) zoning designation for the expansion of the Atlanta Botanical Gardens into the northeast corner of the intersection between Piedmont Avenue NE and Westminster Drive. SITE PLAN, MASTER PLAN, TREE PLAN</p>	<p>1425 Piedmont Avenue NE (NPU-E)</p>
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Note: ZRB and City Council approve this application

Land Use Amendments – Comprehensive Development Plan

Legislation	Property Address
<p>CDP-24-1 An Ordinance to amend the Land Use Element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 1425, 1433, 1439, 1447, 1451, 1461 and 1475 Piedmont Avenue NE and 240, 244, 250 and 268 Westminster Drive NE from the Medium Density Residential (MDR) 0-16 units per acre (0-16 u/a) Land Use designation to the Private Open Space (POS) Land Use designation Z-23-090).</p>	<p>1425, 1433, 1439, 1447, 1451, 1461 and 1475 Piedmont Avenue NE and 240, 244, 250 and 268 Westminster Drive NE (NPU-E)</p>

Note: the City Council CD/HS Committee and City Council approve this application.

Comments: NPU-E hosted a meeting with the ABG landscape architects and others to discuss these applications and plans. NPU-F neighborhoods were also invited.

Lots of questions around closing Westminster Rd off Piedmont Rd and having traffic routed to Monroe Dr. and Dutch Valley Rd and destroying Piedmont Commons by Charles Kaften.

Statements made about how ABG can not add required parking spaces.

Plans for SAP have not been submitted. We will have time to review when that is complete.

Mark Campis is concerned about rideshare or people parking on Dutch Valley Road which causes issues with Dutch Valley residents. He states that trucks that used to come to Orpheus had issues on Westminster. They are diminishing public property.

Vicky Davis feels that the ABG has thought this through and concerned about pedestrians and cars on beltline.

Jack White strongly urges deferring comments until next month. He reminds us that 19 NPU’s opposed the garage and over 470 signs to show community support but it still happened.

Debbie says that recommending denial won’t get very far. They are clean recommendations.

Marla had a recommendation to defer comment on application and to support NPU-E’s request for the deliverables that they sent to ABG. No one is opposed to this.

- 2024 Community Impact Grant Project

2024 Community Impact Grant Project Requests

Smith Park Renovation – Contact: John Hults

Our proposed project for your consideration is a partial renovation of Smith Park located at the corner of Piedmont and Monroe. Smith Park is a prominent entrance to the Morningside-Lenox Park neighborhood. Enhancements such as a revitalized landscape and other aesthetic improvements will reestablish a positive first impression instilling a sense of pride in residents and a favorable perception of our community by visitors and passersby. This aspect of the project will cover the acquisition of native plants for planting by neighborhood volunteers in accordance with a landscaping plan drafted for the park by Park Pride in December, 2022.

Smith Park Renovation (Cost Estimate): \$1,300

Friends of Herbert Taylor Park and Daniel Johnson Park – Contact: Marti Breen

Friends of HTDJ request funds for Neighborhood Enhancement and Awareness through beautification/preservation and community building at this unique urban park in Morningside Lenox Park in NPU-F. Funding will be used to restore the habitat using native species to replace invasive plants removed by volunteers. This investment will increase community engagement and enjoyment of the parks and attract new users to the space.

Before the formation of the Friends of HTDJ, this City of Atlanta Park at the confluence of Rock Creek and South Fork Peachtree Creek had been largely ignored, becoming overrun with exotic landscape plants like privet, mahonia, liriope, kudzu, ligustrum, and bush honeysuckle. The group formed in 2018 under the auspices of Park Pride and has held regular work days the second Saturday of every month since 2020. They have made progress removing invasive plants, restoring sight lines in the parks that have increased safety and park usage. Plants were installed using CIG funds in 2021-22. New areas of the parks have been cleared, thus new native plants and planting supplies are needed to control reinfestation.

Signage will continue to attract neighbors to help out in the parks and refreshments will encourage continuing engagement.

Funding requested-\$2,500

Gotham Way Park – Contact: Bill Compton

Soft-scape and hard-scape maintenance and improvements for Gotham Way Park - \$3,000

Armand Park – Contact: Rich Sussman

LMMNA requests funding to purchase and install native grasses and shrubs in Armand Park. This project will continue the plantings that began last year in the park. The LMMNA Board approved this request at its meeting on February.

Funding request: \$1,980

NPU-Google Workspace, Domain Name Registration, Additional Storage and Facebook Boosts - Contacts: Kay Stephenson, Debbie Skopczynski, Marla Johnson

Request: \$442

Total: \$9,222

NPU-F Action: Motion to submit these 5 projects for consideration of funding from the 2024 Community Impact Grants made by Debbie Skopczynski 2nd by Charlie Kaften carries by a vote of 12 ayes and 0 nays.

Notes: In past, average NPU awards were \$5,700; NPU-F has received \$7,000 + in last two years Need to submit full project information by Feb 27th. Prepare a minimum funding amount in case we do not receive full request.

7. Presentations

- Atlanta Police Foundation: At-Promise, Operation Shield, Mounted Patrol and Crime Stoppers | Brad Taylor

Not present

8. Planner's Report – Steve Aceto, substitute planner

50th anniversary of NPU system in 2024.

18th month CDP planning process

Nominations are open for community design awards due 2/29 at 4pm

Submit ideas now through March 8th

Info on Urban Design Commission Design Awards

Nominations opened February 1st, with a submission deadline of February 29th, and Award of Excellence Submission deadline on March 14th. The awards will be held on May 31.

More info:

<https://www.atlantaga.gov/government/departments/city-planning/public-meetings-boards-commissions/urban-design-commission/design-awards>

9. Neighborhood and Committee Reports

Lindridge Martin Manor	We had our Valentine's Day event that went well. Also, our board meeting last Wednesday.
Piedmont Heights	No report
Morningside Lenox Park	No report
Virginia-Highland	Neighborhood town hall at VaHi elementary. Tree planting on 2/24 at Orme Park, Concert in the park on March 16 at John Howell park. VaHi annual gala on April 18th
Edmund Park	No report
Emory/CDC area/Druid Hills	No report
Parks, Trees & Environment (Rich Sussman)	Coyotes in the neighborhood. Atlantacoyoteproject.org to find out about coyotes. They won't bother your animals unless they are small. They are family oriented. They do not go in packs.
Education	No report
Communications (Marla Johnson)	Thanks Kay Stephenson for giving her grace as she transitions to new position.
Public Safety (Kay Stephenson)	No report

<p>APAB (Debbie Skopczynski, Voting Member)</p>	<p>I missed the February APAB meeting last Saturday and haven't had a chance to review the recording. This was the first meeting with Sagirah Jones (X) as President.</p>
<p>Chair Report</p>	<p>Received a Beltline SAP BL-24-003 for renovations of the FORUM fitness center at Ponce City Market. It was sent to VaHi for review.</p> <p>9mile has reported that a Beltline SAP BL-24-004 has been submitted for 559 Dutch Valley Rd NE. This is a renovation of an existing single-story, brick and steel building that previously was a restaurant (One Midtown Kitchen). The location will be converted to a catering kitchen with a to-go window as well as an event space. Ibiza catering specializes in services for various events and private parties to corporate functions. Still need to get a copy for review.</p> <p>Reminder – need a volunteer for co-secretary and vice president. As an added incentive, the VP will invited to attend special city-wide events like the annual appreciation dinner where the mayor and City Commissioners are in attendance. So far, I haven't come up with an incentive for the co-secretaries.</p>

10. Old Business - none

11. New Business - none

12. Adjournment

- The meeting was adjourned at 10:10pm. Motion by Rich Sussman 2nd by Kay Stephenson

Plan A: Atlanta’s Comprehensive Development Plan

The Department of City Planning (DCP) is leading an 18-month planning process to update *Plan A: Atlanta’s Comprehensive Development Plan* meeting the Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act. The comprehensive plan sets forth the vision, goals, policies, and actions for future growth and development in Atlanta. DCP will host events across the city including public meetings, pop-ups and community workshops. All are invited to the in-person kick-off event on **February 29, 2024, from 5 PM to 7 PM. at the Greenbriar Mall (2841 Greenbriar Pkwy SW, Atlanta, GA 30331)**. DCP will routinely post schedule updates and information on how to participate at www.AtlantaForAll.com. The website will also have education resources, online surveys and mapping tools and ways to submit comments. For additional questions, please email PlanA@AtlantaGA.Gov.