



NEIGHBORHOOD PLANNING UNIT

Wednesday, April 17, 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

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

The NPU-F meeting was called to order at 7:06 p.m.

The agenda is adopted without objection.

2. Approval of Minutes

The March 2024 minutes are accepted without objection.

3. Announcements

- We will be voting on the NPU-F Community Design Award before we get to Matters for Voting. A description of the two projects that have been nominated is on the Consent Agenda document. We will also be taking nominations from the floor.
- We will not be taking a vote on the Amsterdam Walk applications at this meeting. We are anticipating that it will be ready for a vote in May or June. Be sure that you register as a Resident of NPU-F so that your vote counts when this issue comes up. This is a manual process and we recommend that you register now and avoid the last minute rush.
- We will not be discussing the Special Use Permit for the Mixx outdoor patio at Ansley Square tonight. The applicant and attorney for Ansley Park are still in discussions. It will possibly be on the agenda for a vote in May. This is one of the odd locations that is in NPU-F but impacts a neighborhood in NPU-E.
- The Land Use Committee of the Midtown Neighborhood Association voted to support the rezoning and CDP applications of the Atlanta Botanical Gardens. Their vote must also be confirmed by the MNA Board. The Special Use Permit and Special Exception for a parking reduction was deferred, pending a response from ATLDot. No surprises, but ABG has not moved on their requests.



- Early voting for Fulton County Commissioners starts on April 27th. On the ballot is US House of Representatives, State Senate and State House seats, Sheriff, Tax Commissioner, Surveyor, Fulton County Commissioner, District Attorney, Clerk of Superior Court, Judges and others. The election date is May 21st.

4. Reports from City Departmental Representatives

<p>Atlanta Fire Department</p> <p>Station 19 North Highland, Station 29 Monroe Drive</p> <p>Claudie Nash, Atlanta Fire Rescue 404-392-0040 cell cnash@atlantaga.gov</p>	<ul style="list-style-type: none"> • AFR is hiring firefighters and non-sworn positions. • Car seats are available at your local fire station by appointment. • Atlanta Smoke Alarm Program: Provides free smoke alarms to resident in Atlanta that may need one.
<p>Atlanta Police Department</p> <p>Zone 2 – Major Vaynes</p> <p>Zone 6 – Major Webster</p>	<p>Captain Carroll, Zone 2, introduced himself and his team. He mentioned that they were busy dealing with a lot of things in Zone 2, and that the biggest issue was the theft of firearms from vehicles. He encouraged everyone not to store their firearms and valuables in their vehicles, and to be aware of their surroundings. He also mentioned that they were dealing with the closure of LaVista Walk and the demise of the former Regions Bank at Cheshire Bridge Road. He thanked everyone for their patience and understanding.</p> <p>Major Ben Vayens thanked everyone for their time and encouraged them to use any of the information in the chat for their benefit. He also mentioned that he and the officers are there to support them and that they should feel free to reach out if they have any issues. He then handed over to Alex Wan for the discussion on the Cheshire Bridge project.</p>
<p>APD Code Enforcement</p> <p>Officer Joseph Young Atlanta Police Department Code Enforcement Section (470) 694-1236 Jeyoung@atlantaga.gov</p>	<p>Joseph Young spoke about the issues with the current zoning process in Atlanta. He mentioned that there's a need for a more community-focused approach. He also discussed the concerns of the Morningside-Lenox Park neighborhood regarding the demolition of historic homes and the impact on the neighborhood's character. He suggested that the neighborhood should be involved in the process and that any legislation related to code violations should take into account the concerns of the community. He also mentioned that he's working with Carla Smith and Lisa Benjamin on a list of prioritized</p>

<p>ATL311 Cheyenne Forbes You can contact us by: 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>	<p>ATL311 is the Non-Emergency Call Center for City of Atlanta Services, and we are open Monday-Friday from 7am-7pm.</p> <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>By dialing 311 and selecting option 2, you will now be directly connected to APD non-emergency services.</p> <p>If you would like to leave ATL311 feedback from today's meeting, ask us questions, or report any outstanding</p>
<p>Public Works Code Enforcement Officer Pete Francis</p>	<p>Pete Francis, from Public Works Code Enforcement, provided an update on the city's campaign to improve quality and quantity of recyclable materials. The initiative aims to encourage residents within the city of Atlanta and multifamily dwellings, including public housing, to provide commercial containers for recycling. These containers must have a minimum capacity of 3 gallons per living unit. He asked for any multifamily or public housing areas not currently providing these containers to be reported</p>

5. Comments from Elected Officials

<p>Councilmembers</p> <p>Alex Wan, awan@atlantaga.gov, 404-330-6049</p> <p>Amir Farokhi, District 2, 404-330-6038</p> <p>Liliana Bakhtiari, District 5, 404-330-6048</p>	<p>Alex Wan discussed several topics during the meeting. He started by acknowledging the recent developments in the LaVista Walk project and the closure of the North Druid Hills/185 interchange. He mentioned that he was waiting for an update on the Cheshire Bridge rehabilitation project. He also addressed concerns about the Amsterdam Walk project, stating that his role was to facilitate negotiations with the developer, not to oppose the project. He urged the community to get involved with the MLPA and Virginia-Highland neighborhoods to see what revisions could be made. Finally, he addressed an email campaign about a past campaign contribution he received, stating that he had a long track record of standing up for community and would take any such accusations seriously.</p> <p>Todd Corley expressed his concerns about the degrading infrastructure in the community, particularly in the Lindridge Martin Manor, and Cheshire Bridge corridor areas. He mentioned that these issues have been affecting the whole community and anyone driving in these areas. He has been trying to get the Department of Transportation engaged to address these concerns for the past two years, but felt there's been little progress. He shared that they have gathered an extensive list of issues, including photographs and geolocations, which they have shared with various organizations, including the NPU and the Lindridge Martin Manor Neighborhood Association. He urged for more engagement and support from these organizations to address these issues.</p> <p>Charles Kaften asked Alex Wan for clarification on the process going forward regarding the Allure project. He also wanted to know if the NPU vote for Amsterdam Walk would be at the May NPU meeting or in June, and if so, which month it would be.</p> <p>Deanne Malick el-Deiry expressed her concerns about the street closures for Midtown High School and the lack of parking on the streets for the staff and students. She mentioned that they have reached out to the city and APS numerous times with 311 requests and a traffic report, but have not received a response. She also</p>
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6. Consent Agenda

Special Events

Event Name/ Applicant	Class/# Participants	Event Location/Date	Recommendation
<p>Amended: Concerts in the Park (Date change: 6/27/2024 to 9/22/2024. Previously supported in February.)</p>	<p>Class D/9,999 Participants Recurring Event</p>	<p>Piedmont Park September 22, 2024</p>	<p>Continue to Support</p>

ONE Musicfest MAP Doug Widener/Terrell Henderson	Class A/Gated 140,000 participants	400 Park Drive NE October 26-27, 2024	DEFER
Piedmont Holiday Market Randall Fox	Class E/1,500 Participants	Piedmont Park November 30- December 1, 2024	Support

Consent agenda requirements: All Class E events and one-day Class D events that are recurring. Neighborhood events are not eligible.

Board of Zoning Adjustment

Application/ Address	Request	Neighborhood Recommendatio	NPU-F Recommendation
V-24-46 663 Park Drive NE	Applicant seeks a variance from the zoning ordinance to 1) increase the lot coverage from the required 50 percent to 59 percent, 2) reduce the rear yard setback from the required 15 feet to 0 feet, 3) reduce the west side yard setback from the required 7 feet to 0 feet, 4) increase the height of an accessory dwelling unit from the required 20 feet to 21 feet and 5) increase the total floor area of the accessory structure from the required 30 percent of the main structure to 66 percent.	VH: Defer	Defer

NPU-F Action: Motion by Kay Stephenson 2nd by Rich Sussman to approve the Consent Agenda carries by a vote of 17 in favor, 0 opposed.

7. Matters for Voting

NPU	<u>Name of Project, Program or Individual</u>	<u>Project Description</u>
F	Six Feet Under Restaurant 1824 Cheshire Bridge Rd NE File: NPU F Votes received: 10	Six Feet Under (SFU) is a privately-owned casual “pub & fish house” restaurant located on Cheshire Bridge Road in the Morningside-Lenox Park neighborhood. This new business comprises almost 5,500 sq ft of space with a capacity for 96 customers inside and another 98 on the new outdoor patio. The original building dates back several decades and was likely originally built as a fast-food restaurant. Most recently the location housed “The Roxx” hamburger pub which closed in 2021 near the beginning of the COVID pandemic. The new Six Feet Under restaurant and pub has been welcomed into the local community and has received significant customer

F	Daniel Currie Memorial Bike Rack and Hopscotch Grid 1080 St. Charles Place Votes received: 5	This project was initiated as a memorial to Daniel Currie, a Virginia-Highland resident who passed away during 2023. Daniel loved bike riding, and so the bike rack along with a small plaque in the shape of a bike wheel are appropriate tributes. This project also restores a useful amenity for residents and visitors to North Highland Park who share his passion for riding or a simple desire to use this form of transportation.
	Nominations from the floor: Votes received:0	No nominations from the floor. Six feet under restaurant project and renovation received 10 votes, making it the winner of the 2024 NPURF Community Design Award. The "memorial bike rack and hopscotch grid" project received 5 votes.

Alcohol License Applications (LRB)

Name of Business	Property Address	Request
Motorboat Timothy Catalfo	710 Ponce de Leon Place NE	Restaurant New Business

Alcohol report: Motorboat is a new business in the 8arm location on Ponce Place and Ponce. They are applying for a license to sell liquor, beer and wine consumed on premises. No live entertainment. Hours of operation are Sunday and Monday, 11 am – MIDNIGHT and Tuesday thru Saturday 11 am – 2 am. They state that they are exempt from residential property, but within 500 feet of a synagogue (Chabad Intown.) An application for Motorboat was applied for in 2022, approved by NPU, but timed out. Several questions on application with inadequate answers: How do you plan to train staff not to sell to minors? What are your security plans?
Comments:

NPU-F Action: The motion to support the alcohol license application for Motorboat was made by Kay Stephenson and 2nd by Marla Johnson, and carried with a vote of 18 ayes and 0 nays.

Alcohol License Applications (LRB) Review and Comment

Name of Business	Type of Business	Applicant	Property Address	Request
Umma Kitchen Sang Eun Lee			931 Monroe Drive NE (NPU-E)	Restaurant Change of Ownership

Comments:

It was mentioned that the Midtown Neighbors Association would not be hearing this application until the following week and they did not anticipate any issues with it. The appropriate action for NPU was to give feedback that they would support whatever decision the Midtown Neighbors Association and NPU decided on this application.

Board of Zoning Adjustment Applications (BZA)

[V-24-48](#) 1620 North Pelham Road NE

Applicant seeks a variance from the zoning ordinance to 1) increase the lot coverage from the required 50 percent to 64 percent, 2) reduce the rear yard setback from the required 15 feet to 3 feet, 3) reduce the south side yard setback from the required 7 feet to 4 feet and north side yard setback from the required 7 feet to 3 feet, 4) increase the height of an accessory dwelling unit from the required 20 feet to 24 feet and 5) increase the total floor area of the accessory structure from the required 30 percent of the main structure to 41 percent.

Comments: Applicant is tearing down existing garage. Allison Hoffman Suazo mentioned that the lot coverage was over 70%, which was above the 50% requirement. However, a plan was presented to reduce the runoff from the lot. The zoning committee and MLPA board approved a condition based on this new plan. Allison also confirmed that the plans and elevations submitted showed the height of the property. When asked about the size of the rain garden, she stated it would be 135 square feet and would follow the recommendations of Fulton County, the City of Atlanta, and the University of Georgia.

NPU-F Action: Motion to recommend approval conditioned on a new site plan dated 2-20-24 made by Marty Breen 2nd by Kay Stephenson carries with 17 ayes and 0 nays.

Zoning Review Board Applications (ZRB)

[U-23-26](#) 1492 Piedmont Avenue NE

Applicant seeks a special use permit to operate an outdoor dining terrace. [PROPOSED PLANS](#)

Comments: This is the Mixx.

Motion to DEFER made by Rich Sussman 2nd by Kay Stephenson carries without objection.

Special Event Applications (MOSE)

Event Name	Event Date	Motion
Indigenous House Atlanta John Dennis	Class D/2000 Participants Recurring Event	Piedmont Park – Large Pavilion May 19, 2024

Event organizer not present. Motion to defer to May made by Rich Sussman 2nd by Kay Stephenson carries without objection.

<p style="text-align: center;"><u>Ultimate Family Reunion</u></p> <p style="text-align: center;">Terrell Henderson & Leslie Dickinson</p>	<p style="text-align: center;">Gated/1,500 Participants</p>	<p style="text-align: center;">Piedmont Park 400 Park Drive June 1, 2024</p>
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Doug Widener from the Piedmont Park Conservancy discussed the upcoming "Ultimate Family Reunion" event, a gated event with 1,500 participants in Piedmont Park on June 1st, 2024. He acknowledged feedback from the community regarding noise levels and addressed concerns by stating that they have developed a comprehensive policy for events held on the park's promenade. They have scaled back to larger noise-generating events to only 5 per year, with at least a four-week buffer between events. For this particular event, they are committed to engaging a third-party objective sound monitoring firm to monitor decibel levels in multiple locations both in the park and in the neighborhood. They also encourage community members to provide real-time feedback.

Doug Widener, dwidener@piedmontpark.org, 404.875.7275 x. 226 call for questions.

Several neighbors raised concerns about the level of noise from previous years and that obscene language could be heard. Motion to recommend approval made by Kay Stephenson 2nd by Rich Sussman carries with 11 ayes and 8 nays.

<p style="text-align: center;"><u>Food Truck Friday</u></p> <p style="text-align: center;">Katie Voelpel</p>	<p style="text-align: center;">Class E/350 Participants</p>	<p style="text-align: center;">752 & 779 North Highland Avenue NE June 21, 2024</p>
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Katie Lewis introduced herself as the Event Coordinator for the Virginia Highland District Association. They are planning a community-based food truck Friday series, taking place on the third Friday of the month starting in June. The events will be held in the parking lot at Neighbor's Pub, with additional events planned for North Highland Park across the street. The food trucks will be followed by a small band performing in the park, with policies in place to observe Atlanta's noise and parking guidelines. Katie also mentioned that they will be coordinating with Chris Clark from the APD for security and will be providing additional trash cans. She encouraged neighbors to come out for a fun Friday evening.

Motion to recommend approval made by Kay Stephenson 2nd by Rich Sussman carries without objection.

<p style="text-align: center;"><u>Food Truck Friday</u></p> <p style="text-align: center;">Katie Voelpel</p>	<p style="text-align: center;">Class E/350 Participants</p>	<p style="text-align: center;">752 & 779 North Highland Avenue NE July 19, 2024</p>
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Motion to recommend approval made by Kay Stephenson 2nd by Rich Sussman carries without objection.

<p style="text-align: center;"><u>Food Truck Friday</u></p> <p style="text-align: center;">Katie Voelpel</p>	<p style="text-align: center;">Class E/350 Participants</p>	<p style="text-align: center;">752 & 779 North Highland Avenue NE August 16, 2024</p>
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Motion to recommend approval made by Kay Stephenson 2nd by Rich Sussman carries without objection.

Food Truck Friday Katie Voelpel	Class E/350 Participants	752 & 779 North Highland Avenue NE September 20, 2024
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Motion to defer made by Kay Stephenson 2nd by Rich Sussman carries without objection.

Pure Heat Community Festival Melissa Scott	Class C/19,000 Participants	Piedmont Park – 400 Park Drive NE September 1, 2024
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Motion to recommend approval made by Rich Sussman 2nd by Kay Stephenson carries without objection.

8. Presentations - None

9. Planner's Report – Doug Young, Planner

Doug Young's report covered several topics. He thanked everyone for participating in the Legacy Week honoring former Mayor Maynard H. Jackson Jr. He then discussed the upcoming meetings regarding the next phase of the Zoning 2.0 update process, which will be held at the Habitat for Humanity location. He also mentioned the open houses for the Zoning 2.0 updates, which will continue through April. He encouraged everyone to check out the Atlanta for All website for the latest information. Lastly, he announced the resumption of the Atlanta City Studio Book Club and mentioned the community design awards for NPUF.

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

<https://coaplans.maps.arcgis.com/apps/dashboards/a7ab4e0bb5034b219c63a160a7538708#&NPU=F>

10. Neighborhood and Committee Reports

Lindridge Martin Manor	Richard Sussman reported that they had received support from Trees Atlanta to replace trees that were cut down along the northern boundary. Many more trees were planted than were cut down. They plan to write a letter to Theresa Landa acknowledging Trees Atlanta's support.
Piedmont Heights	No report
Morningside Lenox Park	No report
Virginia-Highland	No report

Edmund Park	No report
Emory/CDC area/ Druid Hills	No report
Parks, Trees & Environment (Rich Sussman)	Rich Sussman reported last month that they got the support of Trees Atlanta to replace the trees that were taken down along the northern boundary of the Ponce Library. With the help of many volunteers, Trees Atlanta planted 19 trees on the property, which was a significant improvement from the 5-6 trees that were cut down.
Education	No report
Communications (Marla Johnson)	No report
Public Safety (Kay Stephenson)	Kay mentioned the importance of not blocking alleys and the need to be mindful of parking problems during festivals. She reminded everyone that the city has abandoned the alleys, but the position taken is that the adjacent property owners own from the middle of the alley to their own property. She emphasized that vehicles and structures cannot be blocked in the alleys, as they need to be kept clear for emergency vehicles. She also suggested that when there are parking problems, residents should contact the security officer of the event directly, as 911 can be backed
APAB (Debbie Skopczynski, Voting Member)	The April meeting of APAB is this Saturday. Instead of meeting, we will be attending the Mayor's 2 nd Summit of Neighborhoods
2024 Community Impact Project Status Reports	We have not received the awards letter from Planning.
Chair Report	<p>An SAP-24-044 was sent to me for 1991 Rockledge building including a parking space and a 746 sq ft office space. They are also bringing their parking into compliance. Several administrative variances are also requested. The application was sent to Morningside for comments. The SAP hearing is April 25th at noon at City Hall.</p> <p>An SAP-24-027 has been filed for the installation of an awning in front of the existing building at Nakato Japanese Restaurant at 1776 Cheshire Bridge. They are also reworking the ADA parking space, sidewalk and asphalt drive aisle to adhere to current ADA guidelines.</p> <p>Portman is holding Community Forums at the Red Light Café in Amsterdam Walk on Wednesdays at 5 pm to answer questions about their proposal. The last meeting is next Wednesday, April 24th.</p> <p>The last of the first round of Plan A Community Open Houses is this week. Meeting #10 was held in NPU-F at the Morningside</p>

11. Old Business - None
12. New Business - None
13. Adjournment

The meeting was adjourned at 9:05 pm. Motion by Kay Stephenson, 2nd by Marla Johnson

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.