



NEIGHBORHOOD PLANNING UNIT

Wednesday, June 19, 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

The meeting was called to order at 7:03 pm

Welcome and Opening Remarks by the chair.

The agenda was adopted without objection.

Minutes

The May 2024 minutes were accepted without objection.

Announcements

Atlanta Zoning 2.0 – Module 1

Module 1 is available for review and comment. You can watch a presentation explaining Module I at the following link: [Watch Video](#).

Additionally, you can review and comment on the “discussion drafts” of Module I materials here: [Review and Comment](#).

A question and answer session will be held on July 9th on Zoom.

Use this link to Register [Here](#).

Plan A (CDP) open houses will be starting up again. More information

<http://www.atlantaforall.com/> (See Community Workshops)

Draft #1 is ready for Review and Comment. Review and Comment period ends July 19, 2024



Reports from City Departmental Representatives

<p>Atlanta Fire Department Station 19 North Highland, Station 29 Monroe Drive Captain Matthew Benton for Battalion Chief Derek Harris</p>	<ul style="list-style-type: none"> • AFR will be graduating a new class of recruits on July 13th • Fire hydrant flushing will be complete by the end of the month • The city is opening cooling stations due to the heat • Don't become a victim of drowning. Children should never be allowed to swim without supervision and please don't leave children in charge of younger children.
<p>Atlanta Police Department Zone 2 – Captain Dearlove for Major Vaynes Zone 6 – Captain Alneta Harris for Major Webster</p>	<ul style="list-style-type: none"> • Thefts from automobiles had been up in Zone 2, but after an arrest on May 27 of a suspect who is still in custody, the numbers are down • Property crimes continue to dominate • On June 26, 27 and 28 Atlanta is hosting a presidential debate and COPA America Soccer at Mercedes Benz. Expect congestion in Midtown <p>Members questioned what residents (especially those living near the Morningside Nature Preserve) can do to be safer in light of the recent home burglary in the area. Most home cameras do not generate video that is high enough resolution to be used in court to convict someone, but these images and video are useful in tracking suspects.</p> <p>Per another resident, there were additional homes burglarized on April 5th and two more on April 6th. Hoping these are being looked at collectively.</p> <p>Captain Alneta Harris is the new Assistant Commander in Zone 6 and has been in place for about 30 days.</p> <ul style="list-style-type: none"> • 170 incidents in the past 30 days compared to 128 in the previous month. Partly due to continuing Kia and Hyundai thefts. Steering wheel locking devices are still available at the precinct. • 11 burglaries in the last 30 days. <p>Residents questioned what obligations owners of vacant properties have. This is specific to Cheshire Bridge Road</p>
<p>APD Code Enforcement Officer Joseph Young Atlanta Police Department Code Enforcement Section (470) 694-1236 Jeyoung@atlantaga.gov</p>	<p>No representative</p>
<p>ATL311 Tamika Merriweather for Cheyenne Forbes</p>	<p>5 pathways to contact city departments</p> <ul style="list-style-type: none"> • Dial 3-1-1 inside city limits or 404-546-0311 • Visit and chat at www.ATL311.com • Email at ATL311@atlantaga.gov • Mobile App by searching "ATL311" in your app store • Social Media @ATL311

	ATL 311 Community Response Services accepts community referrals for non-emergency quality of life concerns related to mental health, substance use, extreme poverty, homelessness, and public health. To make a referral for non-emergency concerns, simply dial 311 (404-546-0311 outside the city limits) and select option 1.
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Comments from Elected Officials

<p>Atlanta School Board Ken Zeff, District 3 Katie Howard, District 1</p>	<p>Ken Zeff reported the following:</p> <ul style="list-style-type: none"> • The Atlanta School Board passed the budget for the next fiscal year with no milage rate increase. • The budget included an 11% raise for teachers largely funded by cutbacks at the central office. • August 1st will be the 1st day of the 2024/2025 school year. • A new superintendent has been selected. He is Dr. Brian Johnson and he comes to Atlanta from Hamilton, TN. • Town Hall meetings will be announced to meet him.
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Consent Agenda

Special Events

Event Name/ Applicant	Class/# Participants	Event Location/Date	Recommendation
<p>Be Reggae International Food Festival Amici Bertrand Aka Atlanta Food Truck Festival</p>	<p>Class E/1,000Participants Recurring Event</p>	<p>Piedmont Park – Meadow August 10-11, 2024</p>	<p>Support</p>

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 Recommendation	NPU-F Recommendation
<p>V-24-84 2236 Melante Drive NE</p>	<p>Applicant seeks a variance from the zoning ordinance to reduce the south side yard setback from 7 feet to 3 feet.</p>	<p>LMMNA: Defer</p>	<p>Defer at the request of the applicant</p>
<p>V-24-105 1801 Woodcliffe Terrace NE</p>	<p>Applicant seeks a special exception from the zoning ordinance to increase fence height from 6 feet to 8 feet.</p>		<p>Application withdrawn</p>

NPU-F Action: Motion by Rich Sussman 2nd by Kay Stephenson to approve the Consent Agenda carries by a vote of 9 in favor, 0 opposed.

Matters for Voting

Alcohol License Applications (LRB)

Name of Business	Property Address	Type of Business Request
Monroe Chevron Dilli Ram Paudel	1570 Monroe Drive NE	Convenience Store with Gas Change of Ownership

PHCA report: Support

NPU-F Action: Motion to support made by Kay Stephenson 2nd by Rich Sussman carries by a vote of 9 in favor and 0 opposed.

Ansley Wine Merchants (Beer and Wine) Adam Hale Williams	1544 Piedmont Avenue NE	Retail Package Store Change of Agent
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PHCA report: Support

NPU-F Action: Motion to support made by Kay Stephenson 2nd by Tim Berube carries by a vote of 13 in favor and 0 opposed

Ansley Wine Merchants (Liquor) Adam Hale Williams	1544 Piedmont Avenue NE	Retail Package Store Change of Agent
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PHCA report: Support

Comments: represented by Sard and Leff

NPU-F Action: Motion to support made by Kay Stephenson 2nd by Rich Sussman carries by a vote of 13 in favor and 0 opposed.

Board of Zoning Adjustment Applications (BZA)

Applications on the Consent Agenda

Special Event Applications (MOSE)

Event Name	Event Class/ # Participants	Event Date
Jerk Plantain Suya Festival Terrell Henderson	Gated Event/ 1,500 Participants	Piedmont Park – Legacy Fountain August 3, 2024

NPU-F Action: Motion to support made by Rich Sussman 2nd by Kay Stephenson carries by a vote of 9 in favor and 0 opposed.

Pure Heat Community Festival (Amended) Melissa Scott	Class C/19,000 Participants Recurring Event	Piedmont Park 400 Park Drive NE August 31-September 1, 2024
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Comments: Not present.

NPU-F Action: Motion to support made by Rich Sussman 2nd by Kay Stephenson approved by unanimous consent.

Presentations -- None

Planner’s Report – Jack Staples (substituting for Doug Young)

- This is the second month of “Love Thy Neighbor” phase of NPUs 50th anniversary. DCP is hosting three block parties to celebrate neighborhood pride. The first will be in Sylvan Hills on June 22nd.
- DCP is continuing the update of Plan A, Comprehensive Development Plan. Workshops will be held in mid-June. More information at atlantaforall.com.
- ATL 2.0 Zoning Ordinance Module 1 discussion draft has been released for public review.
- NPU University has several upcoming classes. Including: ATLDOT Vision Zero, Neighborhood Empowerment, and the Atlanta Community Engagement Playbook.
- Atlanta City Studio is hosting a book club. The June selection is *Survival of the City: The Future of Urban Life in and Age of Isolation* by Edward Glaeser and David Cutler.

Detailed notes on all topics can be found [here](#).

Neighborhood and Committee Reports

Lindridge Martin Manor	Hosting a Martini Progressive Event
Piedmont Heights	Master Plan was submitted to City Council
Morningside Lenox Park	No Report
Virginia-Highland	No Report
Edmund Park	No Report
Emory/CDC area/	No Report

Druid Hills	
Parks, Trees & Environment (Rich Sussman)	Please water between 6 and 10 pm. Watering late in the day is best for the plantings and doesn't waste so much water to evaporation. Do not water at night as this can cause fungal growth. Also be careful to direct the flow so that it is not watering roads and sidewalks and does not disturb pollinators who will be active later in the day.
Education	No report
Communications (Marla Johnson)	No report
Public Safety (Kay Stephenson)	<p>Cheshire Restaurant Group (dba Unknown Flo), an alcohol license application that the NPU recommended for denial, was deferred at the LRB meeting. The location has also been issued a stop work order for renovating without a building permit.</p> <p>The Atlanta Police Department has implemented a civilian response unit which will provide service to Atlanta residents and neighborhoods. This unit will be comprised of unarmed specially trained civilians who will serve citywide by responding to minor traffic offenses, accidents, and thefts from cars as well as handling various traffic management needs. Stay tuned for more details on this unit.</p>
APAB (Debbie Skopczynski, Voting Member)	The June meeting of APAB was last Saturday. There were 2 presentations: the Inspector General came to explain why she went to Council to get support for her investigation of the nepotism hire of the HR Commissioner and to let them know there have been roadblocks as she tried to get data for her investigation. The other presentation was a follow-up to the APAB Strategic Planning session in May. The only action taken was to ask MARTA to hold off on the renovations at Five Point station.
2024 Community Impact Project Status Reports	<p>Our 5 projects have been fully funded by the NPU Community Impact Grant. We've received a grant for \$9,180 distributed as follows:</p> <ul style="list-style-type: none"> • Smith Park renovation - \$1,300 • Native plant installation – Herbert Taylor Park - \$2,500 • Gotham Way Park improvements - \$3,000 • Installation of native grasses and shrubs at Armand Park - \$1,980 <p>NPU-F website and email administration - \$400</p> <p>The funds are being processed and will be sent to Piedmont Heights for distribution.</p>
Chair Report	The city has sent a withdrawal letter to Bath Haus (proposed for former Rhodes Bakery) telling them that they would not be approving their plans. The letter will say that based on their submission, a spa/massage facility does not meet the zoning requirements for the NC district. Among other things, it cited the

	<p>size of the building, signage, and lack of windows facing the street did not meet the fenestration requirement.</p> <p>9mile has reported that a building permit for a new restaurant in the old Ursula's Cooking school building. Same applicant – Jay Nault. They say they are going to build following an SAP approved in 2021 for a restaurant with an indoor pool.</p> <p>You may remember that the LRB recommended that the alcohol license of Allure be revoked. The recommendation was in the mayor's office. To my knowledge, the revocation was not signed. Allure is leaving and a new strip club, Aria, has applied for an alcohol license. It appears that it is a different owner and licensee. The application should be before the NPU next month.</p> <p>Last month we voted to deny an application for Unknown Flo (in the former Taverna Plaka). Kay represented the NPU at the LRB last week, and the LRB voted to defer the application for 28 days. Kay raised several zoning issues including that the windows had been blacked out. (Her representative said that they were black curtains.) We checked out the building following the LRB meeting, and the outdoor patio has been enclosed and now there are no windows in the front of the building which is a violation of NC zoning. It's now looking like a nightclub. A code complaint was opened, and a Stop Work Order posted.</p> <p>Amsterdam Walk: The CDP Hearing and ZRB have met so the applications are now in the City Council Committees for action. The ZRB voted to recommend denial of the rezoning citing increased traffic, parking spaces which has made the project 100% car centric and the massive size of the building. The CD/ HS meets on June 24th, the Zoning Committee on Jan 25th and full City Council on July 1st.</p> <p>The ABG service road: the ZRB voted to recommend approval of the rezoning and special use permit for the Botanical Gardens expansion. NPU-E approved both and sent a recommendation to the ZRB and Council requesting that the SAP that needs to be submitted should include justification on why the service road should come from the Monroe side of the park as well as letters from PPC and Beltline that they approve the plans for the service road. These applications are going to be approved by Council, so any other leverage will need to come from the Planning Department to approve their plans.</p>
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Old Business -- None

New Business -- None

Adjournment - The meeting was adjourned at 8:19 pm. Motion by Rich Sussman 2nd by Kay Stephenson

PUBLIC NOTICES AND ANNOUNCEMENTS

24-O-1214 Solid Waste Services Rate Adjustment

The City Utilities Committee of the Atlanta City Council will hold a Public Hearing on **Tuesday, July 9, 2024 at 10:00 a.m.** in City Hall, 55 Trinity Avenue, S.W., 2nd Floor, Larry Dingle Committee Room on the following proposed legislation:

[24-O-1214](#)

An Ordinance by City Utilities Committee, on behalf of the Atlanta Department of Public Works, to amend Code Section 130-84 of Chapter 130 (Solid Waste Management Article III (Municipal Collection and Disposal System), Division 4 (Rates and Charges) of the City of Atlanta Code of Ordinances to adjust the taxes, assessments, service fees and charges for solid waste services specified therein; and for other purposes. [PUBLIC NOTICE](#)

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. DCP will routinely post schedule updates and information on how to participate at www.AtlantaForAll.com. In-person workshops will occur May 22 to June 18. 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.

ATL Zoning 2.0

Please join us on **Tuesday, July 9th, 6:30pm via Zoom** to discuss the new ATL 2.0 Zoning Ordinance Module I Discussion Draft, available at www.atlzoning.com. To RSVP, click here. We encourage you to submit your questions in advance at atlzoning2@atlantaga.gov.

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.