

NEIGHBORHOOD PLANNING UNIT - F

Wednesday, November 20, 2024 at 7:00 PM

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 agenda was adopted without objection.

2. Approval of Minutes

- The minutes were posted on the NPU-F website and were attached to the Reminder email sent to those on our mailing list.
- The minutes were approved without objection.

3. Announcements

- In preparation for the Planning Atlanta Together initiative, the NPU team in DCP has prepared a survey to get some baseline data on the NPU system. The purpose of this work is to reimagine how neighborhoods participate in public processes, how your recommendations shape our work, and to implement enhancements that advance the mayor’s goal of empowering neighborhoods. A link to the survey is on the chat. It takes less than 10 minutes to complete.
 - Elections for 2025 NPU-F Officers and Committee chairs will take place immediately following the Consent Agenda. Elections are held in November each year as required by COA ordinance.
 - The Atlanta Track Club is running a Polar Opposites 10K starting at Piedmont Park on Jan 4, 2025. This will be the mirror to the Peachtree Road Race with many fewer runners. Since this is a first-time event, I’ve added it to New Business so that you can get a fuller picture of what to expect. The application will be in the chat.

4. Reports from City Departmental Representatives

<p>Atlanta Fire Department Station 19 North Highland, Station 29 Monroe Drive Battalion Chief Michael Roman mroman@atlantaga.gov 404.307.0941</p>	<p>Nothing big to report. The good news is they have received two new trucks to help with EMS coverage and response time. They just had their 100th anniversary celebration of the local Fire Station #19 in Virginia-Highland.</p>
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	<p>Safety notes: Get your HVAC checked; be careful with space heaters. Keep them 2-3' away from any flammable materials.</p>
<p>Atlanta Police Department Zone 2 Commander Ben Vaynes bvayens@atlantaga.gov 404.323.6344</p>	<p>Currently down 9% overall in crimes, 24% in violent crimes, 8% in property crimes. Their highest volume of crime is theft from motor vehicles; 23% overall in theft from vehicles. Still getting a lot of firearms stolen from vehicles. So far 280+ firearms stolen from vehicles in 2024.</p> <p>NPU-F is down 48% in overall crimes over last 28 days. Theft from motor vehicles is still high with 17 thefts over the last 28 days.</p> <p>He highlighted a their new care operators. They started in July, non-sworn employees. They are responsible for handling accident reports without injuries, hit & run without injuries, traffic hazards, and private property accidents. They have handled 1,035 calls and 634 reports. They have freed up their officers to conduct more patrols, pro-active enforcement, and enhance their 911 response time.</p> <p>They are aware of the female, early 20's, trespassing and robbing of objects on Cordova. She has no warrants at this time. They got reports regarding an individual wearing a clown mask and yielding a machete. If you see them, do not approach, contact them 911</p> <p>Report was seen that a body was found in the Nature Preserve. He is not familiar with any details on that; it is on the Zone 6 side.</p>
<p>APD Code Enforcement Officer Joseph Young Atlanta Police Department Code Enforcement Section (470) 694-1236 Jeyoung@atlantaga.gov</p>	<p>No report.</p>
<p>ATL311 Tamika Merryweather 404.546.0311 Visit & chat at www.ATL311.com Email: ATL311@atlantaga.gov</p>	<p>They are here to handle non-emergency issues such as potholes, missed trash, water main breaks, or code violations.</p> <p>Extended hours from 7 am to midnight as of July 1st.</p> <p>Q: Is there an expected 311 response time?</p> <p>A: It depends on the department. Each department has a different response time.</p>
<p>Public Works Code Enforcement Officer Pete Francis</p>	<p>People are setting out their bulk pickups near utility poles. Your debris must not be beside utility poles, mailboxes, etc. Their trucks need enough space to use the boom pick-up.</p>

	Please do not set debris out before 7:00 pm the night before the scheduled pick-up.
Watershed Management Aisha Brown aibrown@atlantaga.gov 678-637-1041 City cell	No report
Fulton County Solicitor Janel O. Bowles, Solicitor Senior Counsel, City of Atlanta, Office of the Solicitor, jbowles@atlantaga.gov 770-542-7759	No report
Office of Neighborhood Ombudsman Clyde Mitchell Neighborhood Relations Manager clmitchell@atlantaga.gov 404.510.8498	No questions

4. Comments from Elected Officials - None

5. Consent Agenda

Special Events

Event Name/ Applicant	Class/# Participants	Event Location/Date	Recommendation
404 Day Randall Fox & Ricky Mayberry	Class E/1,999 Participants	Piedmont Park Large Pavilion April 4, 2024	Support; <i>Jennifer Hansen requested this be discussed.</i>

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

Applicant requested this be moved to be discussed.

License Review Board

Name of Business/ Agent	Property Address	Request	Recommendation
Aria Gentlemen's Club Ashley Fowler	2284 Cheshire Bridge Road	Nightclub Change of Ownership	Deferred at the request of the applicant

The agent requested this be removed.

NPU-F Action: Motion by Kay Stephenson, 2nd by Tom Schwab to approve the Consent Agenda carried by a vote of 16 in favor, 0 opposed.

6. Matters for Voting (attachment included with Agenda). Doug Young led discussion of election.

- 2025 NPU-F Officers Election <https://s.zoom.us/j/6418748888>
- Kay Stephenson listed all volunteers for these positions. Jack White offered his name to be considered for Zoning.

	Nominees	Nominations from floor
Chair	Debbie Skopczynski (VH)	
Vice-Chair		
Secretary	Kathryn King (VH)	
Committee Chairs		
• Alcohol License & Permits	Tom Schwab (VH)	
• Communications	Marla Johnson (MLP)	
• Education	Jason Holmes (VH)	
• Parks, Trees & Environment	Rich Sussman (LMM)	
• Public Safety	Kay Stephenson (VH)/ Susan Kanellos (PH) co-chairs	
• Zoning	Wiley Sommerville (VH)	Jack White (VH)

Additional or opposing nominations will be taken from the floor.

Comments:

NPU-F Action: Motion to recommend support of top seven positions be approved. Carried by a vote of 29 in favor, 0 opposed.

Voting on Zoning position between Wiley Sommerville and Jack White. Voting for Wiley Sommerville was 26 in favor, 0 opposed. Jack White received 5 votes in favor, 0 opposed.

Alcohol License Applications (LRB)

Name of Business	Property Address	Request
Rosa Brandon S. Hancock	1191 North Highland Avenue NE	Restaurant Change of Ownership

Alcohol Chair report: Mindy Thompson and Brandon Hancock present. They are planning a Tex-Mex restaurant. Hope to be open the first two weeks of January. Servers will all go through training to watch for under-age drinkers. Please try to minimize the noise from the patio; especially in the evenings.

NPU-F Action: Motion to recommend support by Kay Stephenson, 2nd by Tom Schwab. Carried by a vote of in 25 favor, 0 opposed.

Alcohol License Applications (LRB) - Review and Comment

Name of Business	Property Address	Request
Snooze Eatery Corri L. Wilson	931 Monroe Drive NE (NPU-E)	Restaurant Change of Agent

Comments: No issues or concerns expressed.

Special Event Applications (MOSE)

Event Name/Organizer	Class/# Participants	Event Location/Date
404 Day Randall Fox & Ricky Mayberry	Class E/ 1,999 Participants	Piedmont Park (Large Pavilion) April 4, 2025

NPU Action: Consent Agenda – Support (Class E)

Jennifer Humphrey here for the organizers. Their prior participant number was 450. Jennifer Hansen expressed the neighborhood concern for the care of the Park after the event. Concern, also, for parking for participants in the neighborhood. Jennifer Humphrey confirmed that their group always clean up their trash and take it away.

NPU-F Action: Motion to recommend approval made by Kay Stephenson, 2nd by Richard Sussmann. Carried by a vote of 17 in favor, 4 opposed.

Adidas Atlanta City Games Enrique Tomas	Class D/6,000 Participants	Piedmont Park (The Meadow) Charles Allen Drive NE May 17, 2025
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Comments: No one present from the Track Club. Rich Sussmann made a motion to defer, Kay Stephenson 2nd. Motion carried with no objections.

Board of Zoning Adjustment Applications (BZA)

[V-24-207](#) 911 Adair Avenue NE

Applicant seeks a variance from the zoning ordinance to reduce the west side yard from the required 7 feet to 3 feet.

VHCA Report: Approve

Comments:

NPU-F Action: Motion to recommend approval made by Kay Stephenson, 2nd by Tom Schwab. Carried by a vote of 19 in favor, 0 opposed.

[V-24-209](#) 1045 McLynn Avenue NE

Applicant seeks a variance from the zoning ordinance to reduce the east side yard from the required 7 feet to 4 feet.

MLPA Report: Approve

Comments:

NPU-F Action: Motion to recommend approval made by Martin Green, 2nd by Kay Stephenson. Carried by a vote of 16 in favor, 0 opposed.

Zoning Review Board Applications (ZRB)

Application

[U-24-34](#) 1544 Piedmont Avenue NE

Applicant seeks a special use permit to operate a restaurant. [SITE PLAN](#), [SURVEY](#), [DESIGN CONCEPT](#)

PHCA Report: Recommend approval

Ansley Park/NPU-E report: In the matter of U-24-034, the Zoning Committee of the Ansley Park Civic Association (APCA) has reviewed and considered the application and recommends it for approval. The applicant proposes to conduct outdoor dining within 1000 feet of an R4 zoned area in Ansley Park. We have had the opportunity to review the Special Use Permit application for outdoor dining with the applicant.

The applicant represents the following:

1. The outdoor dining areas will be covered with a permanent structure and all lighting will have a 100% fall off at the property line.
2. The outdoor dining area will be used for seated dining with conventional tables and chairs. The outside area will not become a lounge for the bar, nor will there be a permanent secondary or additional bar servicing station within the area.
3. The operation of the facility will comply with all applicable noise ordinances and on-going alcohol licensing requirements.
4. While the intended operating hours for this location are yet to be defined, the applicant represents that their existing operating model is to close no later than 10pm seven days a week.
5. The facility, as proposed, has an interior space identified for private parties.

As such, the Ansley Park Civic Association Zoning Committee **recommends approval** of U-24-034.

Comments: Chandler Bovitz presented. NPU-E has also approved this applicant.

NPU-F Action: Motion to recommend approval made by Tim Berube, 2nd by Kay Stephenson.

Carried by a vote of 22 in favor, 0 opposed.

Text Amendments – Zoning Ordinance (ZRB)

[Z-24-82](#)

An Ordinance by Councilmember Jason H. Winston as substituted by Zoning Committee to amend the 1982 Atlanta Zoning Ordinance, as amended, City of Atlanta Code of Ordinances Part 16, Chapter 34, Section 16-34.010 and Section 16-34.028 so as to modify the provisions of the voluntary density bonus program in MRC-3 (Mixed Residential Commercial Sector 3) zoning district; and for other purposes. [FACT SHEET](#)

Comments: Doug Young explained that this would deal with a multi-family housing unit. The Fact Sheet gives complete details. It gives extra options for affordable housing bonuses.

NPU-F Action: Motion to recommend approval made by Richard Sussmann, 2nd by Jack White. Motion was defeated by 1 in favor, 14 opposed. Kay Stephenson made a motion to deny, 2nd by Annette McBayer. The motion to deny was carried by 16 in favor, 1 opposed.

7. Presentations

Event Name	Class/ # Participants	Event Date
Piedmont Park Conservancy Master Plan project update Nick Stephens	Class D/3,000 participants	Piedmont Park October 19, 2024

They are now in the second phase of the project. Expect to be able to share their ideas by the end of December.

Comments:

Neighborhood issues regarding any new roads in the Park were expressed. Concerns expressed for care for the Noguchi play structure. Additional security cameras have been added. Safety is a major piece of their plan.

8. Planner’s Report – Doug Young NPU-F Planner Director of the Dept. of City Planning’s Office of Design.
Dyoung@atlantaga.gov 404.330.6702.

There is no update on City of Atlanta actions regarding NPU voting items. Been celebrating the 50th Anniversary of the NPU system. The 2025 Impact Grants are coming up. Information session is being held on December 11, at 6:00-7:00 on Zoom. This is required for NPU Chairs and project managers wishing to apply for funding. Plan A is continuing with meetings being held around the city.

The City of Atlanta Zoning ordinance is being reviewed. Module One was released in May. Module Two, Development Standards, will be released on December 4. Comments will be accepted until March 31. Atlanta City Book Club is meeting Thursday, November 21.

The Transportation Chapter of the Planning document is being reviewed now. Atlantaforall.com has complete details on the Planning work.

Survey being conducted now on the NPU system.

9. Neighborhood and Committee Reports

Lindridge Martin Manor	They will be holding a holiday event on December 1 st .
Piedmont Heights	Held their annual meeting recently, elected new officers, and appreciated Morningside announcing their events in their newsletter.
Morningside Lenox Park	Held their annual meeting last week and voted in a new Board.
Virginia-Highland	There is a lot of discussion locally about the issues with the new VHCA Board. Seems new Board members resigned; new

	people appointed; lots of concern. No rep from VHCA here to comment.
Edmund Park	
Emory/CDC area/ Druid Hills	
Parks, Trees & Environment (Rich Sussman)	<p>Trees Atlanta Planting dates:</p> <p>December 7 - Trees Atlanta has spotted two streets that really need to plant over 70 trees on Highland Terrace and Glen Arden on December 7th. The species are still being decided. The focus will be on the downhill side on Highland Terrace where there are so many new houses. The ROW trees that were planted in the past did not survive the rough treatment by the developers.</p> <p>December 14 - Trees Atlanta is planting trees in several spots primarily around the Ponce area to rectify a missed planting in lieu of recompense for the construction on N. Highland.</p> <p>Other small tree plantings: TA will replace 2 dead trees behind the library on Ponce.</p> <p>Five trees will be planted in the NE corner of N. Highland Park where this area is being landscaped with trees and other plantings. The trees are a gift to the Park by Trees Atlanta.</p> <p>Spotted lantern flies have arrived in Atlanta. Kill them, if spotted, and notify Dept of Agriculture.</p>
Education	
Communications (Marla Johnson)	None
Public Safety (Kay Stephenson)	The Club Platinum (1905 Piedmont Road) alcohol license has been forwarded by the City to the Mayor with a recommendation for approval. The neighborhood residents and businesses were there but were not successful in getting this denied. We are starting a letter-writing campaign for this.
APAB (Debbie Skopczynski, Voting Member)	The October meeting of APAB was last Saturday. I was not able to attend. She will report on this next month.
2024 Community Impact Project Status Reports	Community Impact Grant close-out report is due 12/31/24. We will be given some grace on our submission because we received our check later than others. Debbie will be contacting project leads to get a status so that any delays can be reported to DCP in advance.

Chair Report	<p>Amsterdam Walk: The AW application is still on hold pending a decision by Watershed Management on Portman's request to use Evelyn Ave. for primary access to the AW development.</p> <p>The ABG service road: Still pending awaiting Parks Department agreement to build a service road through Piedmont Park. Debbie spoke to the ATLDot manager who processes the applications, and he said they are a long way off from submitting the application to council. Alex Wan indicated recently that there were many discussions going on about the road issue through Piedmont Commons.</p> <p>Rich Sussman asked that we invite our State Rep to our next meeting for an update on issues affecting our neighborhoods. Dealing with the homeless population would be interesting.</p>
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10. Old Business

11. New Business

Polar Opposite Peachtree (AS) 1-4-2025 - January 4, 2025

This is the Peachtree Road Race run in reverse, starting at Piedmont Park and ending at Lenox Mall. Concerns for the closing of 10th Street. Also, they indicated a sound check at 6:30 am; that might be an issue for the neighbors. Do they need to start that early? It will be cold and dark then.

12. Adjournment

The meeting was adjourned at 9:49 pm. Motion by Kay Stephenson, 2nd by Vicki Davis.

PUBLIC NOTICES AND ANNOUNCEMENTS

Provided for informational purposes. Votes/comments are neither required nor expected.

Plan A: Atlanta's Comprehensive Development Plan
<p>The Department of City Planning (DCP) is continuing the 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 the next round of events across the city including public meetings and pop-ups between October 2024 and February 2025. DCP will routinely post schedule updates and information on how to participate at www.AtlantaForAll.com. In-person meetings will occur October 10 to February 6. The website will also have education resources, draft documents for public review, and ways to submit comments. For additional questions, please email PlanA@AtlantaGA.Gov.</p>
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.